

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 31462	Project Address: 3920 S River Pkwy
Hearing Date: 4/12/23	Appellant Name: Benjamin Schepps
Case No.: B-002	Appellant Phone: 2149397941
Appeal Type: Building	Plans Examiner/Inspector: Brian McCall
Project Type: commercial	Stories: 24 Occupancy: R-2 Construction Type: I-A
Building/Business Name: Alamo Manhattan Blocks - Block 44	Fire Sprinklers: Yes - NFPA-13
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 22-181517-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Apartment Building

APPEAL INFORMATION SHEET

Appeal item 1

Code Section OSSC 713.13.1 & 713.13.3 - Refuse Chute Access Room

Requires

713.13.1 Refuse, recycling and laundry chute enclosures. A shaft enclosure containing a refuse, recycling, or laundry chute shall not be used for any other purpose and shall be enclosed in accordance with Section 713.4. Openings into the shaft, including those from access rooms and termination rooms, shall be protected in accordance with this section and Section 716. Openings into chutes shall not be located in corridors. Doors shall be self or automatic closing upon the actuation of a smoke detector in accordance with Section 716.5.9.3, except that heat activated closing devices shall be permitted between the shaft and the termination room.

713.13.3 Refuse, recycling and laundry chute access rooms. Access openings for refuse, recycling and laundry chutes shall be located in rooms or compartments enclosed by not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Openings into the access rooms shall be protected by opening protectives having a fire protection rating of not less than ¾ hour. Doors shall be self or automatic closing upon the detection of smoke in accordance with Section 716.5.9.3.

Code Modification or Alternate Requested Clarification that the space provided in front of the trash chute meets the definition of "compartment" per this section.

Proposed Design The proposed design meets the requirements of Section 713.13.3, except the space in front of the chute is not a room.
The proposed design will provide:

Two-hour fire-resistance-rated trash chute, including 90 min rated self-closing trash chute hopper doors.

The compartment between the trash chute door and the corridor enclosed by One hour fire barriers including 45-minute fire rated doors. This space is designed to allow the fire rated compartment doors to close completely while the chute hopper doors are in the open position. Automatic closer for the fire-rated compartment door, on a 15-second minimum and 30-second maximum delay.

Automatic sprinkler within the fire-rated compartment. Sprinkler head to be placed between the corridor door and the chute.

Reason for alternative	The proposed design is to request clarity of the definition of a compartment per the code. This is an updated portion of the code that allows trash chutes to be served not just by rooms but also compartments.
	The proposed design meets the intents of Section 713.13. Fire sprinkler coverage is provided within the compartment providing further safety and ease of access is improved for accessibility utilizing a forward approach and a delay on the automatic closer that allows the trash chute to be accessed without the user having to hold it open allowing a disabled person to deposit trash while also holding a door open or passing through to an additional room. The corridor door is a 45minute rated self-closing door with minimum 15 and maximum 30 second delay time closer. This configuration is compliant with ANSI A117.1 additionally the hopper is to be spring loaded and the door after being held open shall have an automatic closer ensuring the fire rated door is closed when the chute is not in use. Sprinkler system is to be installed under separate permit from Fire Marshal's Office.
	Please see granted precedent appeal 24606.

Appeal item 2

Code Section	OSSC 1018.1 – Glass in Residential Corridor
Requires	1018.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1018.1.
Code Modification or Alternate Requested	Non-fire-rated Glass in Residential Corridor
Proposed Design	<p>To allow transparency in the residential corridors for building common use areas, we propose adding extra sprinkler coverage in lieu of rated glass. The building is a type I-A fully sprinklered building per NFPA 13. The areas needing glass in the corridors include access points to the amenities on L5 and L14. Glass is also proposed for the access points to the resident only parking garage from the corridors.</p> <p>Equivalent protection measures include the following:</p> <ul style="list-style-type: none">• The non-rated glass walls will form a smoke partition• Automatic sprinklers are provided along the corridor or parking side of the glass wall at the FSAE lobby• Sprinklers will be located between 6 and 12 inches away from the glass at intervals not greater than 6 feet and a maximum of 12 inches below the ceiling• The glass wall will be installed in a gasketed frame

Reason for alternative	To increase the sense of security by allowing residents to see in the common use areas before entering.
	Please see granted precedent appeal 27968

Appeal item 3

Code Section	2019 OSSC, Table 2902.1 Minimum Number of Required Plumbing Fixtures; 2019 OSSC, 2902.2 Separate Facilities; 2019 OSSC, 2902.3 Employee and Public Toilet Facilities
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Requires	<p>From Table 2902.1 "Minimum Number of Required Plumbing Fixtures:"</p> <p>R-2 occupancy apartment houses are required to have at least one water closet, one lavatory, and one bathtub/shower per dwelling unit.</p> <p>From Section 2092.2 "Separate Facilities:"</p> <p>Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, or 15 or less.</p> <p>From Section 2902.3 "Employee and public toilet facilities:"</p> <p>Customers, patrons, and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902.1 for all users.</p> <p>Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall either be separate or combined employee and public toilet facilities.</p>
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Code Modification or Alternate Requested	Required Plumbing Fixture Reduction
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Proposed Design	<p>There are two separate programmatic areas within the building: retail and residential. Ground floor retail spaces and plumbing fixtures required to accommodate these retail spaces will be constructed as part of the future tenant improvement permit(s). The remainder of the building primarily consists of R-2 occupancy apartments and supporting functions, including amenity spaces dedicated to residents. This includes 1st Level a B occupancy residential lobby and leasing office; at the 5th Level a B occupancy fitness room, an A-3 occupancy residential outdoor amenity deck; a B occupancy dog run; B occupancy yoga studio and cross-fit rooms; A-3 occupancy co-working room; and 14th Level, an A-3 occupancy residential outdoor amenity deck, and an A-3 occupancy club room.</p> <p>Public access to the ground floor lobby will be limited to residents, prospective residents, and property management staff, and the exterior doors will feature security card readers. For L1, a single unisex toilet room will be provided at the lobby and will serve as a convenience toilet room for those with lobby access. For L5, two separate unisex toilet rooms will be provided for resident amenities on that floor. For L14 two separate unisex toilet rooms will be provided for resident amenities on that floor.</p> <p>All of these amenities are intended to be used by residents and their guests and will not be accessible to the public, which provides the necessary plumbing fixtures required by code as a stand-alone space. Each apartment within the building includes at least one dedicated toilet room, so residents always have access to private restrooms within their units.</p>
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Reason for alternative	<p>It is assumed that the residents of the apartments will wait to use the toilet facilities in their own apartments. Therefore, residential areas such as the entrance lobby, any vestibules providing stair and elevator access, the mail room, the trash rooms, any tenant storage rooms, etc., would not be considered separate occupancies which would require public plumbing facilities. Similarly, since these listed amenities are to be used by residents and potential guests, those areas would not require public plumbing facilities. Given that every apartment includes at least one dedicated toilet room, public access to the building is limited, and convenience toilet rooms are provided at the lobby and resident-only amenity spaces, we believe the proposed design has met the intended code-required fixture count.</p>
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Please see granted precedent appeals 18772, 14846, 15856, 16285 and 24606.

Code Section OSSC 1028.1 Exception 1.1 – Exit Discharge

Requires Not more than 50% of the number and capacity of interior exit stairways and ramps is permitted to egress through areas on the level of exit discharge provided all of the following are met:
such enclosures egress to a free and unobstructed path of travel to an exterior exit door and such exit is readily visible and identifiable from the point of termination of the enclosure.

Code Modification or Alternate Requested Provide a free and unobstructed path to public way that includes travel of less than 15 feet before direct line of sight to exit discharge is reached.

Proposed Design The project is a 24-story apartment building. Two of the two required exit stairs (Stair #2A, and Stair #3) discharge directly to outside open plaza through a rated exit passageway; The third (Stair #1) exits through a ground level lobby and exit access which discharge to the ROW at grade.

The proposed design for the Stair #1 is to exit into the ground floor residential lobby,

Exit sign is readily visible and identifiable pointing the direction of travel toward the open lobby space, at point of exit out of stair enclosure;

Furthermore, the open corridor on the right hand side exit door out of stair enclosure is visible to outside view through glazed storefront section intuitively leads occupants toward the open lobby space;

Traveling less than 15' through the open corridor, exit door with exit sign in the open lobby space becomes directly visible and identifiable. Although the exit to the public way is not visible from the termination of the stair enclosure, the proposed design establishes a clear, unobstructed, and obvious exiting sequence discharging to the public ROW.

Reason for alternative Constrained by the space planning, the exterior exit door in the lobby is not readily visible from the point of termination of the enclosure. However, the proposed design establishes a clear, unobstructed, and obvious exiting sequence discharging to the public ROW, provides equivalent protection in the ways described in the proposed design satisfying the intend of the Code requirements.

The lobby is intended to be used primarily by building residents; Egress out from the Stair #1 will be utilized exclusively by building residents. The residents will be familiar with the spaces and will know where the exits are and how to get to them. The path to the exit from the stair enclosure in the lobby will be illuminated by the adequate foot-candle at the floor and lit exit signs will direct occupants, creating a discernible exit path in the event of fire.

Please see granted precedent appeal ID 26396 and 26280

Appeal item 5

Code Section 2021 Portland Fire Code Section 905.4 905.4 Location of Class I Standpipe Hose Connections

Requires Location of Class I standpipe hose connection. Class I standpipe hose connection shall be provided in all of the following locations: 1.) In every required stairway, a hose connection shall be provided for each floor level above and below grade. Hose connections shall be located at the main level landing between floors and must be consistent throughout the building, unless otherwise approved by the fire code official.

Code Modification or Alternate Requested Locate standpipes at intermediate stair landings in two of the three stairs in the building.

Proposed Design The project is a 24-story apartment building of Type I-A construction. For Stair #1 and Stair #3 standpipe and hose connections are to be placed at intermediate landings at every level, both

below and above grade. Standpipes will still have a Class 1 hose connection as required by Code. Standpipe and hose valves shall be located at main level landings for all levels in Stair #2A/#2B

Reason for alternative Due to architectural and structural constraints, we are proposing that the standpipe hose valves be located on the intermediate landings of Stair #1 & #3 with the AHJ's approval. For Stair #1 limited space due to the need for 2 separate doors at main landings leaves no viable spot for standpipes that are outside the path of egress and do not encroach into the required accessible door clearances. For Stair #3 the main level landing serves as exit access for the garage at Level B1 and Level 2, and both the corridors and garage at Level 1, Level 3, and Level 4. Egress into and through the main level landing where there are 2 doors also does not afford placement of a standpipe that will not encroach into the paths of egress at Level 1, Level 3, or Level 4.

Please see granted precedent appeal 24565.

APPEAL DECISION

1. Trash chute access compartment at corridor: Granted provided

- a.) The corridor door is a 45-minute rated self-closing door with 30 second time delay closer,**
- b.) A sprinkler head is installed in the compartment between the corridor door and the chute,**
- c.) Sprinkler system is to be installed under separate permit from Fire Marshal's Office,**
- d.) The compartment depth is sized to allow the corridor door to latch when the trash chute hopper is fully open.**

2. Type 13 water curtain sprinkler protection at non-fire rated glazed openings located in interior 1/2-hour corridor: Granted provided glazing is fixed, glazed doors are gasketed and on closers, sprinklers are spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on the occupied side of the opening. A separate permit from the Fire Marshal's Office is required.

3. Use of 2022 OSSC Table 2902.1, footnote f for reduction in the minimum number of required plumbing fixtures in a building permitted under 2019 OSSC: Granted provided plumbing fixture calculations are verified to comply with 2902.1 footnote f at time of plan review.

4. Discharge from Exit Stair #1 with Lobby exit door not readily visible: Denied. Proposal does not provide an equivalent level of Life Safety protection.

5. Locate standpipes at intermediate stair landings in two of the three stairs in the building. Denied. Proposal does not provide an equivalent level of Fire and Life Safety protection.

For questions regarding Items 1 through 4 appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov

For questions regarding Item 5 appellant may contact Jeff Gauba (503-823-8729) with questions.

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-6251 or come in to the Development Services Center.

LIFE SAFETY - LEVEL B1						
NAME	OCCUPANCY CLASSIFICATION	FUNCTION OF SPACE	AREA PER OCCUPANT	NET/GROSS	AREA	OCCUPANTS
MAINTENANCE	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	177 SF	1
MEP	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	1,818 SF	7
PARKING	S-2	Parking garages	200 SF	gross	24,748 SF	124
					26,744 SF	132

LIFE SAFETY - STAIR LEVEL BASEMENT					
STAIR NUMBER	BASE LEVEL	TOP LEVEL	STAIR WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANTS
1	LEVEL B1	LEVEL 1	3'-8"	5'-0"	66
3	LEVEL B1	LEVEL 1	3'-8"	5'-0"	66
					132

PERMIT NUMBER: 22-181517-CO
 CODE APPEAL LEGEND
 APPEAL #1 - REFUSE CHUTE ACCESS ROOM
 APPEAL #2 - GLASS IN RESIDENTIAL CORRIDOR
 APPEAL #3 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
 APPEAL #4 - NO DIRECT LINE OF SIGHT TO EXIT DISCHARGE FROM STAIR #1
 APPEAL #5 - SPRINKLER STANDPIPES AT MIDLANDINGS

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 A2.00S - OVERALL FLOOR PLAN - LEVEL B1 SOUTH
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 A2.01S - OVERALL FLOOR PLAN - LEVEL 1 SOUTH
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 A2.02S - OVERALL FLOOR PLAN - LEVEL 2 SOUTH
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 A2.15 - OVERALL FLOOR PLAN - LEVEL 15 - 22
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 A7.09 - TRASH ROOM PLANS & SECTIONS

LIFE SAFETY - LEVEL 1						
NAME	OCCUPANCY CLASSIFICATION	FUNCTION OF SPACE	AREA PER OCCUPANT	NET/GROSS	AREA	OCCUPANTS
BIKE STORAGE	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	492 SF	3
COMMERCIAL	M	Merchandise - Storage, stock, shipping areas	300 SF	gross	2,715 SF	10
DOG WASH	B	Business areas - Unconcentrated	150 SF	gross	443 SF	3
ELEC.	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	147 SF	1
FCC	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	232 SF	1
FIRE PUMP	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	247 SF	1
IDF	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	112 SF	1
LEASING (OFFICE AREA)	B	Business areas - Unconcentrated	150 SF	gross	4,209 SF	29
MAKER SPACES	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	2,797 SF	10
PARKING	S-2	Parking garages	200 SF	gross	24,446 SF	124
PUMP	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	247 SF	1
TRASH ROOM	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	444 SF	2
UNITS	R-2	Residential	200 SF	gross	13,900 SF	71
					50,832 SF	257

LIFE SAFETY - STAIR LEVEL 1					
STAIR NUMBER	BASE LEVEL	TOP LEVEL	STAIR WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANTS
1	LEVEL 1	LEVEL 2	4'-5"	5'-0"	263
2A	LEVEL 1	LEVEL 2	4'-0"	5'-0"	240
3A	LEVEL 1	LEVEL 2	4'-8"	5'-0"	280
					783*

A. EGRESS ELEMENTS

EGRESS CORRIDOR

VERTICAL EXIT

FIRE LANE

INACCESSIBLE SPACE

B. EGRESS COMPONENT SYMBOL

DOOR - TYPE OF EXIT

EXIT - OCCUPANT LOAD SERVED BY EXIT

PROVIDED WIDTH OF EGRESS

REQUIRED EGRESS WIDTH

C. LIFE SAFETY LEGEND

VERTICAL EXIT

C/OE/ TRAVEL DISTANCE REMOTE TEST POINT

TRAVEL DISTANCE MIDPOINT

FIRE EXTINGUISHER CABINET

STANDPIPE

EXIT SIGN CLG. MT.

EXIT SIGN WALL MT.

TRAVEL DISTANCE

COMMON PATH OF EGRESS

30 MINUTE CORRIDOR PARTITION

1 HOUR SMOKE BARRIER

1 HOUR RATED WALL

2 HOUR RATED WALL

3 HOUR RATED WALL

4 HOUR RATED WALL

D. GENERAL NOTES

- OCCUPANT LOAD PER 2019 OSBC TABLE 1004.5
- EGRESS WIDTH PER 2019 OSBC 1005.3
 - STAIR WIDTH FACTOR = 1.5
 - OTHER EGRESS COMPONENTS = 1.5
 - SPRINKLER REDUCTION
- COMMON PATH OF EGRESS TRAVEL = 125'-0" PER 2019 OSBC TABLE 1004.2.1, FOR R-2 OCC.
- COMMON PATH OF EGRESS TRAVEL = 100'-0" PER 2019 OSBC TABLE 1004.2.1, FOR S-2 OCC. AND OPEN PARKING GARAGES
- EXIT ACCESS TRAVEL DISTANCE = 250 FEET FOR R WITH SPRINKLERS PER 2019 OSBC TABLE 1017.2
- EXIT ACCESS TRAVEL DISTANCE = 40 FEET FOR GARAGE S-2 WITH SPRINKLERS PER 2019 OSBC TABLE 1017.2
- GARAGE AND BUILDING ARE FULLY SPRINKLERED - NFPA 13
- MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER CABINETS FROM ANY POINT IN THE BUILDING IS 75'-0" PER TABLE 906.3.11, 2019 IFC.
- FIRE EXTINGUISHER TO BE SURFACE MOUNTED CONCRETE & CMU OR SEMI-RECESSED IN STUD WALLS. PROVIDE IN ACCORDANCE W/ THESE PLANS & LOCAL FIRE MARSHAL DIRECTION.
- CAST-IN-PLACE CONCRETE STRUCTURAL ELEMENTS SHALL PROVIDE THE MIN. FIRE RESISTANCE RATING IN ACCORDANCE W/ TABLE 720.1 (1).
- DEAD END CORRIDOR = 50'-0" PER 1004.4, 2019 OSBC FOR S-2 OCCUPANCIES. DEAD END CORRIDOR = 20'-0" PER 1004.4, 2019 OSBC FOR A OCCUPANCIES.
- PANIC/FIRE EXIT HARDWARE SHALL BE PROVIDED ON ALL EGRESS DOORS FROM THE ASSEMBLY AREAS TO THE EXIT DISCHARGE.
- EGRESS DOORS SHALL NOT BE LOCKABLE IN THE DIRECTION OF EGRESS.
- 2019 OSBC TABLE 1021.2 - STORES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES. SECOND STORY, 4 DWELLING UNITS MAXIMUM, 125 FEET MAXIMUM EXIT ACCESS TRAVEL DISTANCE.
- ALL ELEVATOR DOORS ARE FIRE RATED FOR 90 MINUTES.
- EMERGENCY GENERATOR PROVIDES BACK-UP POWER FOR LIGHTING WITH AVERAGE LIGHT LEVEL TO BE 1 FC AND MINIMUM TO BE 0.1 FC ALONG EGRESS PATH AT FLOOR LEVEL. EGRESS LIGHTING FOR ASSEMBLY SPACES WITH MORE THAN 50 OCCUPANTS SHALL COVER THE FULL AREA OF THE ROOM.
- REFERENCE STAIR SCHEDULE ON A7 SECTIONS DRAWINGS FOR STAIRS THAT REQUIRE EITHER LUMINOUS EGRESS PATH MARKING OR 2" VISUAL CONTRAST ON TREAD NOSINGS.
- PROVIDE PEE (PORTABLE FIRE EXTINGUISHERS) WITH FCC (FIRE EXTINGUISHER CABINETS) FOR ALL BUILDING SPACES OTHER THAN R OCCUPANCY UNITS PER IBC SEC. 906. MAX TRAVEL DISTANCE TO A FCC FROM ANY POINT IN THE BUILDING IS 75'-0" AND TO COVER MAX OF 11,250 SF FLOOR AREA. UNO, FCC TO BE SURFACE MOUNTED ON CONCRETE & CMU WALLS, OR SEMI-RECESSED IN STUD WALLS. PROVIDE IN ACCORDANCE WITH THESE PLANS & LOCAL FIRE MARSHAL DIRECTION.
- PANIC/FIRE EXIT HARDWARE SHALL BE PROVIDED ON ALL EGRESS DOORS FROM THE ASSEMBLY AREAS TO THE EXIT DISCHARGE.
- EGRESS DOORS SHALL NOT BE LOCKABLE IN THE DIRECTION OF EGRESS.
- EGRESS DOORS ARE FIRE RATED FOR 90 MINUTES.
- EMERGENCY GENERATOR PROVIDES BACK-UP POWER FOR LIGHTING WITH AVERAGE LIGHT LEVEL TO BE 1 FC AND MIN TO BE 0.1 FC ALONG EGRESS PATH AT FLOOR LEVEL. EGRESS LIGHTING FOR ASSEMBLY SPACES WITH MORE THAN 50 OCCUPANTS SHALL COVER THE FULL AREA OF THE ROOM.
- PROTECT ALL CONDUIT, PIPES, DUCTS, AND MISC. PENETRATIONS THROUGH RATED WALLS, FLOOR OR ROOF WITH FIRE RATING INSULATION AND FIRE STOP SEALANT. REFER TO UL GUIDELINES FOR APPROPRIATE ASSEMBLIES.
- UL ASSEMBLIES INDICATED ESTABLISH A BASIS FOR PERFORMANCE. OTHER ASSEMBLIES MAY BE CONSIDERED AT THE DISCRETION OF THE ARCHITECT IF EQUIVALENT PERFORMANCE IS PROVIDED. SUBSTITUTION PROPOSALS SHALL INCLUDE CHANGES REQUIRED TO ALL COMPONENTS OF THE ASSEMBLY.
- PROVIDE DAMPERS AND LIGHT FIXTURE PROTECTION AS REQUIRED BY UL ASSEMBLIES.
- STAIR SCHED. BASED ON LARGER OCCUPANT LOAD OF HIGHER LEVELS WHERE NOTED.

LIFE SAFETY KEY NOTES

JP-01 FIRE SERVICE ACCESS ELEVATOR LOBBY, 150 SF MIN. W/ 8' MIN. DIMENSION, 1 HR SMOKE BARRIER, PROVIDE 2-WAY COMMUNICATION SYSTEM.

JP-02 AUTOMATIC SMOKE GUARD AT FIRE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER.

JP-03 2-HR RATED EXIT STAIR WITH LUMINOUS EGRESS PATH MARKINGS.

JP-04 2-HR RATED EXIT PASSAGEWAY WITH LUMINOUS EGRESS PATH MARKINGS.

JP-05 2-HR RATED PRESSURIZED EXIT STAIR WITH LUMINOUS EGRESS PATH MARKINGS.

JP-06 2-HR RATED PRESSURIZED EXIT PASSAGEWAY WITH LUMINOUS EGRESS PATH MARKINGS PER 1023.3.1 EXCEPTION 3. ALL INT. DOORS TO BE 90 MINUTE RATED.

JP-07 TRANSFORMER VAULT, 181 ELECTRICAL.

JP-08 SLOPED SURFACE LESS THAN 5% SLOPE. THESE INTERIOR SLOPED SURFACES THAT ARE LESS THAN 5% TO HAVE CONTRASTING COLOR.

JP-09 WHEELCHAIR ONLY VAN ACCESSIBLE PARKING STALL: 9'X18' W/ 8' ACCESS AISLE.

JP-10 ACCESSIBLE PARKING STALL: 9'X18' W/ 6' ACCESS AISLE.

JP-11 FIRE LANE.

JP-12 FIRE PUMP ROOM.

JP-13 STAND PIPE.

JP-14 GENERATOR REFUELING STATIONS TO BE 5'-0" FROM OPERABLE OPENINGS. REF PLUMBING FOR DETAILS.

JP-15 FIRE DEPARTMENT CONNECTION.

JP-16 KNOX BOX, 6 AFT.

JP-17 2-HR RATED SOFT FIRE ELECTRICAL PLANS.

CODE APPEALS KEY NOTES

CA-01 REFUSE CHUTE ACCESS ROOM: PENDING CODE APPEAL.

CA-02 GLASS IN RESIDENTIAL CORRIDOR: PENDING CODE APPEAL.

CA-03 PLUMBING CALCULATIONS: PENDING CODE APPEAL.

SIGNAGE KEY NOTES

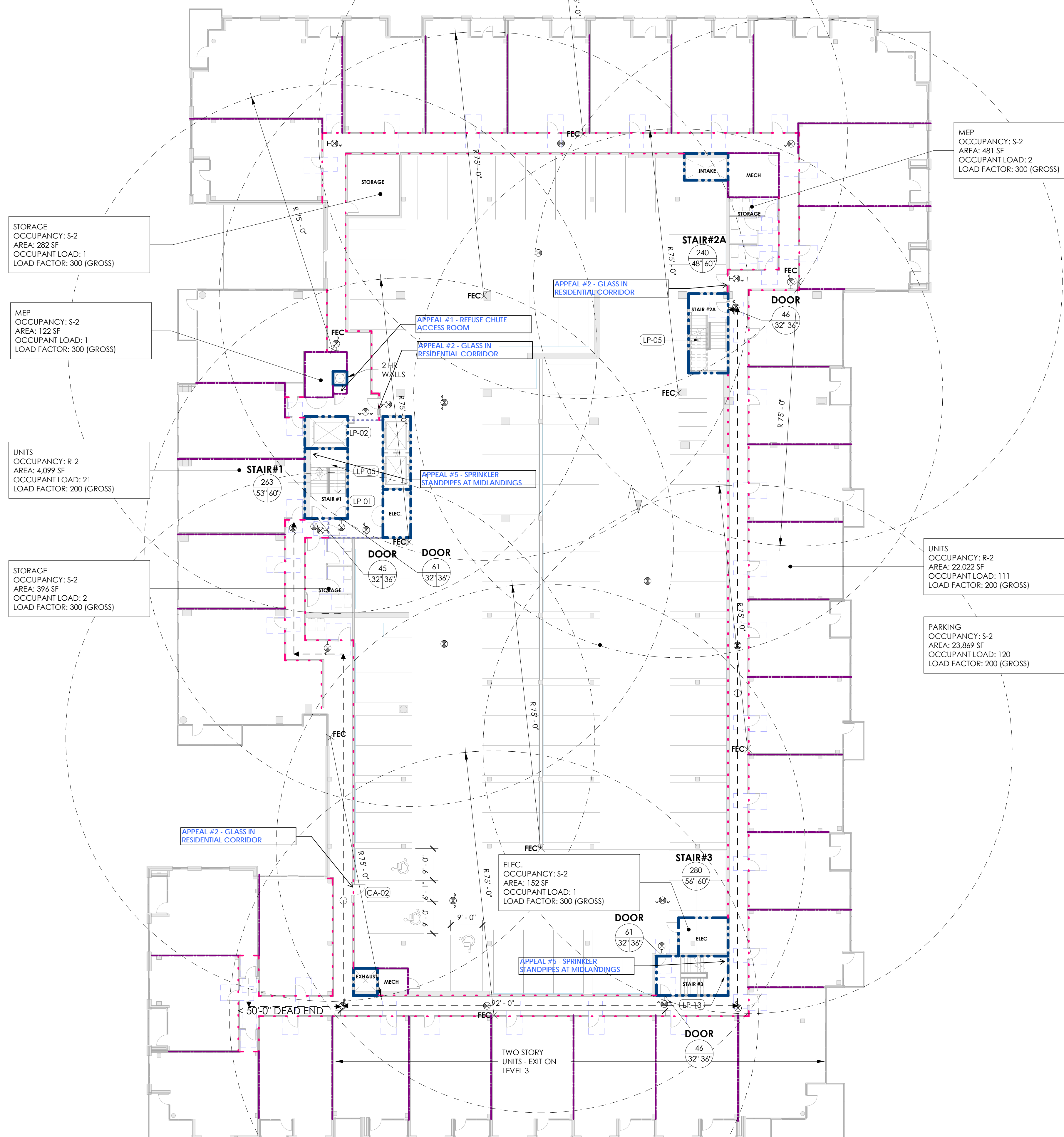
*SIGNAGE SHALL BE CONSTRUCTED OF DURABLE MATERIALS PERMANENTLY INSTALLED AND CLEARLY VISIBLE.

2 LIFE SAFETY PLAN - LEVEL B1
 SCALE: 1/16" = 1'-0"

1 LIFE SAFETY PLAN - LEVEL 1
 SCALE: 1/16" = 1'-0"

LIFE SAFETY - LEVEL 3						
NAME	OCCUPANCY CLASSIFICATION	FUNCTION OF SPACE	AREA PER OCCUPANT	NET/GROSS	AREA	OCCUPANTS
ELEC.	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	152 SF	1
MEP	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	604 SF	3
PARKING	S-2	Parking garages	200 SF	gross	23,869 SF	120
STORAGE	S-2	Accessory storage areas, mechanical equipment room	300 SF	gross	478 SF	3
UNITS	R-2	Residential	300 SF	gross	26,121 SF	132

LIFE SAFETY - STAIR LEVEL 3					
STAIR NUMBER	BASE LEVEL	TOP LEVEL	STAIR WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANTS
1	LEVEL 2	LEVEL 3	4' - 5"	5' - 0"	263
2A	LEVEL 2	LEVEL 3	4' - 0"	5' - 0"	240
3	LEVEL 2	LEVEL 3	4' - 8"	5' - 0"	280
			13' - 1"	15' - 0"	783*



WDG Architecture Dallas, PLLC
2001 Bryan Street
Suite 3100
Dallas, TX 75201
Tel: 214.969.5311

AM BLOCKS - BLOCK 44
39XX S RIVER PKWY
PORTLAND, OR 97239

ALAMO MANHATTAN
ALAMO MANHATTAN PROPERTIES, LLC
3012 FAIRMOUNT STREET SUITE 100
DALLAS, TEXAS 75201

DRAWING / ISSUE / REVISION
DATE
DESCRIPTION
PERMIT SET
11/16/2022

PROFESSIONAL SEAL

"NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION"



PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	8
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 16'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	64
		84
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 16'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 16'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 16'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

A 2.00 N



PLAN LEGEND		
	CONCRETE WALL / COLUMN	
	CMU BLOCK WALL (NOM 8X8X16 UNO)	
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE	
	METAL STUD FRAMING	
	KEY NOTE SYMBOL	
	PROPERTY LINE	
GENERAL NOTES		
1)	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTFACE CMU, MTL STUD, AND/OR THE SUB EDGE - TYPICAL.	
2)	SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.	
3)	REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CS&V FOR ADDITIONAL PROJECT INFORMATION.	
4)	REFERENCE A2.1 FOR ROOF TYPES.	
5)	PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.	
6)	REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB WEEPS AND OTHER PENETRATIONS.	
7)	WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD. TYPICAL, UNO.	
8)	REFER TO A2.72 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.	
9)	ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.	
10)	WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.	
11)	PROVIDE CJS AT 30'-0" OC MAX.	
12)	REFER TO SHEET A&X FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC. IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.	
13)	ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.	
FLOOR PLAN KEYNOTES		
FP-01	PREFORMED METAL CORING	
FP-02	AREA DRAIN	
FP-03	LINE OF ROOF ABOVE	
FP-04	HSS CANOPY SUPPORTS, TYP; REF. STRUCT	
FP-05	METAL CANOPY	
FP-06	HSS COLUMN	
FP-07	GLASS RAILING	
FP-08	HANDRAIL	
FP-09	PIPE GUARDRAIL	
FP-10	TRASH CHUTE	
FP-11	TRASH EXHAUST	
FP-12	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR	
FP-13	INSULATED PURGED WALL	
FP-14	BOTTOM OF SHUT OVERHEAD	
FP-15	14GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARAPET	
FP-16	STANDING SEAM METAL ROOF	
FP-17	36" METAL TUBE FENCE	
FP-18	GAS METER LOCATION WITH GATE	
FP-19	PERFORATED RAMP OVERHEAD CEILING DOOR	
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL	
FP-21	LOUVER PER MECHANICAL	
FP-22	CHAIN LINK FENCE AND GATE	
FP-23	METAL STUD WALL ABOVE CMU VEHICLE BARRIER	
FP-24	AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER	
FP-25	CANE DETECTION RAIL PER CODE	
FP-26	STORMWATER PLANTING AREA, REF. CIVIL/LANDSCAPE	
FP-27	BLOCK FILLER	
PARKING KEYNOTES		
PK-01	1VAN ACCESSIBLE PARKING SPACE	
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-04	PAINTED PARKING EDGE	
PK-05	OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)	
PK-06	OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)	
PK-07	OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)	
PK-08	ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT	
PK-09	ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT	
PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION	
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)	
PK-12	5'X18" MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)	
PK-13	CHAIN LINK FENCE AND GATE	
PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	8
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	64
		84
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

1 OVERALL FLOOR PLAN - LEVEL B1 - SOUTH
SCALE: 1/8" = 1'-0"



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DRAWING ISSUE / REVISION
DESCRIPTION DATE
PERMIT SET 11/16/2022

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OVERALL FLOOR
PLAN - LEVEL 1 NORTH

A2.01N

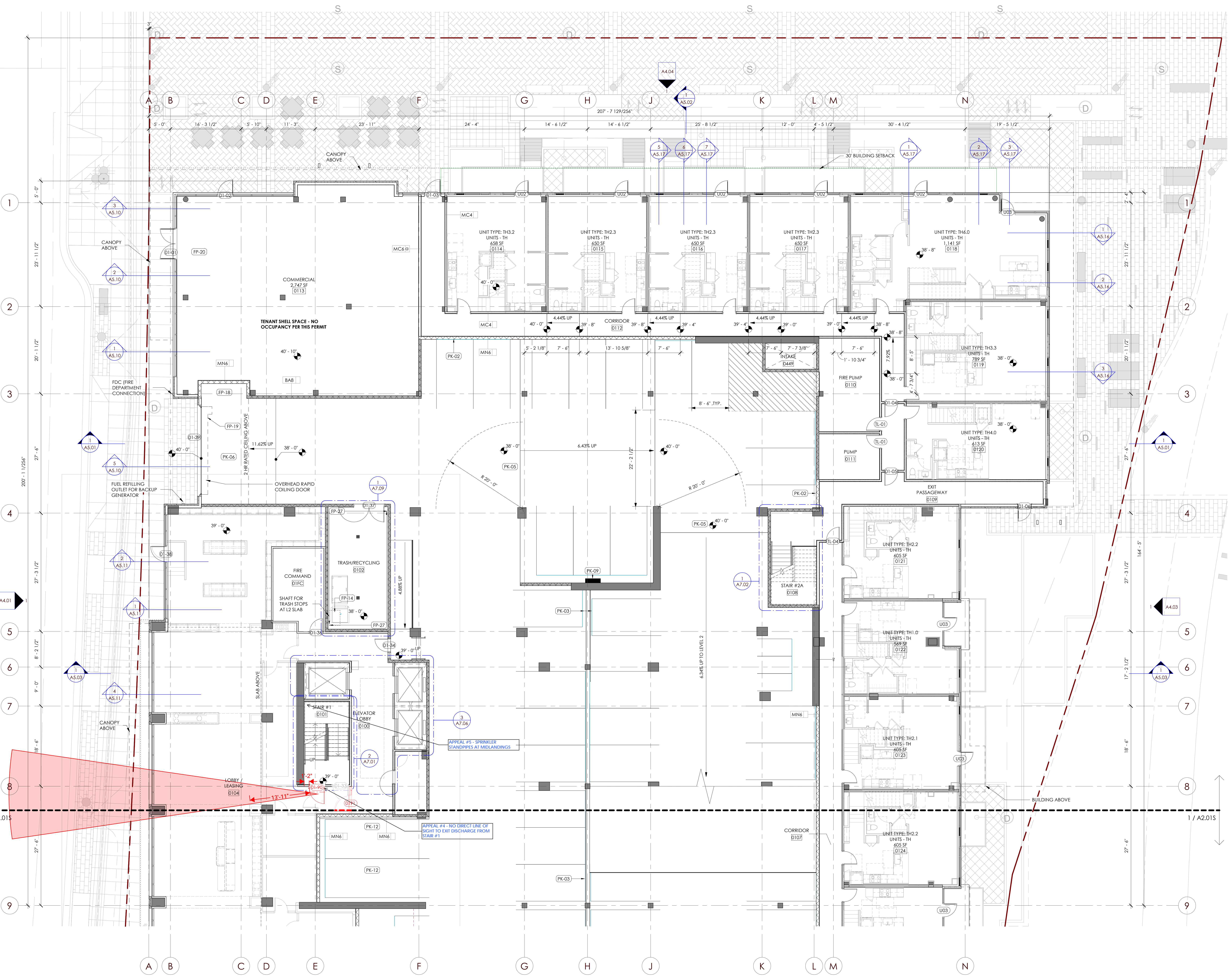
PLAN LEGEND	
	CONCRETE WALL / COLUMN
	CMU BLOCK WALL (NOM 8X8X16 UNO)
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE
	METAL STUD FRAMING
	KEY NOTE SYMBOL
	PROPERTY LINE

- GENERAL NOTES**
- EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF CMU, MTL STUD, AND/OR THE S-B EDGE - TYPICAL. SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND DRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.
 - REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CS&V FOR ADDITIONAL PROJECT INFORMATION.
 - REFERENCE A-2.1 FOR ROOF TYPES.
 - PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.
 - REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB WEEPS AND OTHER PENETRATIONS.
 - WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD, TYPICAL, UNO.
 - REFER TO A-2.2 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFT TYPE INFO.
 - ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.
 - WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.
 - PROVIDE C.J.S. AT 30'-0" OC MAX.
 - REFER TO SHEET A-2.4 FOR MASONRY EXPANSION JOINT DETAILS, PROVIDED AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC. IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.
 - ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.

- FLOOR PLAN KEYNOTES**
- FP-01 PREFORMED METAL CORING
 - FP-02 AREA DRAIN
 - FP-03 LINE OF ROOF ABOVE
 - FP-04 HSS CANOPY SUPPORTS, TYP; REF STRUCT
 - FP-05 METAL CANOPY
 - FP-06 HSS COLUMN
 - FP-07 GLASS RAILING
 - FP-08 HANDRAIL
 - FP-09 PIPE GUARDRAIL
 - FP-10 TRASH CHUTE
 - FP-11 TRASH EXHAUST
 - FP-12 WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR
 - FP-13 INSULATED FURRED WALL
 - FP-14 BOTTOM OF SHIRT OVERHEAD
 - FP-15 14GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARKING
 - FP-16 STANDING SEAM METAL ROOF
 - FP-17 36" METAL TUBE FENCE
 - FP-18 GAS METER LOCATION WITH GATE
 - FP-19 PERFORATED RAMP OVERHEAD CEILING DOOR
 - FP-20 6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL
 - FP-21 LOUVER PER MECHANICAL
 - FP-22 CHAIN LINK FENCE AND GATE
 - FP-23 METAL STUD WALL ABOVE CMU VEHICLE BARRIER
 - FP-24 AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER
 - FP-25 CANE DETECTION RAIL PER CODE
 - FP-26 LITORWATER PLANTING AREA, REF. CIVIL/LANDSCAPE
 - FP-27 BLOCK FILLER

- PARKING KEYNOTES**
- PK-01 IVAN ACCESSIBLE PARKING SPACE
 - PK-02 3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL
 - PK-03 3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL
 - PK-04 PAINTED PARKING EDGE
 - PK-05 OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)
 - PK-06 OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)
 - PK-07 OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)
 - PK-08 ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT
 - PK-09 ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT
 - PK-10 7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION
 - PK-11 SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)
 - PK-12 1'X18" MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)
 - PK-13 CHAIN LINK FENCE AND GATE

PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	4
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	84
		96
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369



1 OVERALL FLOOR PLAN - LEVEL 1 - NORTH
SCALE: 1/8" = 1'-0"

PLAN LEGEND		
	CONCRETE WALL / COLUMN	
	CMU BLOCK WALL (NOM 8X8X16 UNO)	
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE	
	METAL STUD FRAMING	
	KEY NOTE SYMBOL	
	PROPERTY LINE	
GENERAL NOTES		
1)	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF THE WALL. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS ARE TO BE CONSTRUCTION OF CONCRETE OR CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE.	
2)	SEAL ALL EXTERIOR CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL ROOFING AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.	
3)	REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND HVAC FOR ADDITIONAL PROJECT INFORMATION.	
4)	REFERENCE A-2.1 FOR ROOF TYPES.	
5)	PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.	
6)	REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB KEEPS AND OTHER PENETRATIONS.	
7)	WHERE WALL TYPES WITH GYP SD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP SD, TYPICAL, UNO.	
8)	REFER TO A-2.2 FOR DETAILED FLOOR/CEILING/SOFT, AND ROOF/CEILING/SOFT TYPE INFO.	
9)	ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.	
10)	WHERE GYP SD WALLS ADJOIN MASONRY WALLS PROVIDE GYP SD CASING BEAD AND SEALANT, TYPICAL, UNO.	
11)	PROVIDE C/J'S AT 30'-0" OC MAX.	
12)	REFER TO SHEET A-2.4 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC. IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.	
13)	ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.	
FLOOR PLAN KEYNOTES		
FP-01	PERFORMED METAL CORING	
FP-02	AREA DRAIN	
FP-03	LINE OF ROOF ABOVE	
FP-04	HSS CANOPY SUPPORTS, TYP; REF STRUCT	
FP-05	METAL CANOPY	
FP-06	HSS COLUMN	
FP-07	GLASS RAILING	
FP-08	HANDRAIL	
FP-09	PIPE GUARDRAIL	
FP-10	TRASH CHUTE	
FP-11	TRASH EXHAUST	
FP-12	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR	
FP-13	INSULATED PURGED WALL	
FP-14	BOTTOM OF SHIRT OVERHEAD	
FP-15	14GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARKING	
FP-16	STANDING SEAM METAL ROOF	
FP-17	36" METAL TUBE FENCE	
FP-18	GAS METER LOCATION WITH GATE	
FP-19	PERFORATED RAMP OVERHEAD CEILING DOOR	
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL	
FP-21	LOCKER PER MECHANICAL	
FP-22	CHAIN LINK FENCE AND GATE	
FP-23	METAL STUD WALL ABOVE CMU VEHICLE BARRIER	
FP-24	AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER	
FP-25	CANE DETECTION RAIL PER CODE	
FP-26	LISTORWATER PLANTING AREA, REF. CIVIL/LANDSCAPE	
FP-27	BLOCK FILLER	
PARKING KEYNOTES		
PK-01	IVAN ACCESSIBLE PARKING SPACE	
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-04	PAINTED PARKING EDGE	
PK-05	OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)	
PK-06	OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)	
PK-07	OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)	
PK-08	ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT	
PK-09	ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT	
PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION	
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)	
PK-12	PK18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)	
PK-13	CHAIN LINK FENCE AND GATE	
PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	4
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	84
		96
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

1 OVERALL FLOOR PLAN - LEVEL 1 - SOUTH
SCALE: 1/8" = 1'-0"



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DRAWING ISSUE / REVISION
DESCRIPTION DATE
PERMIT SET 11/16/2022

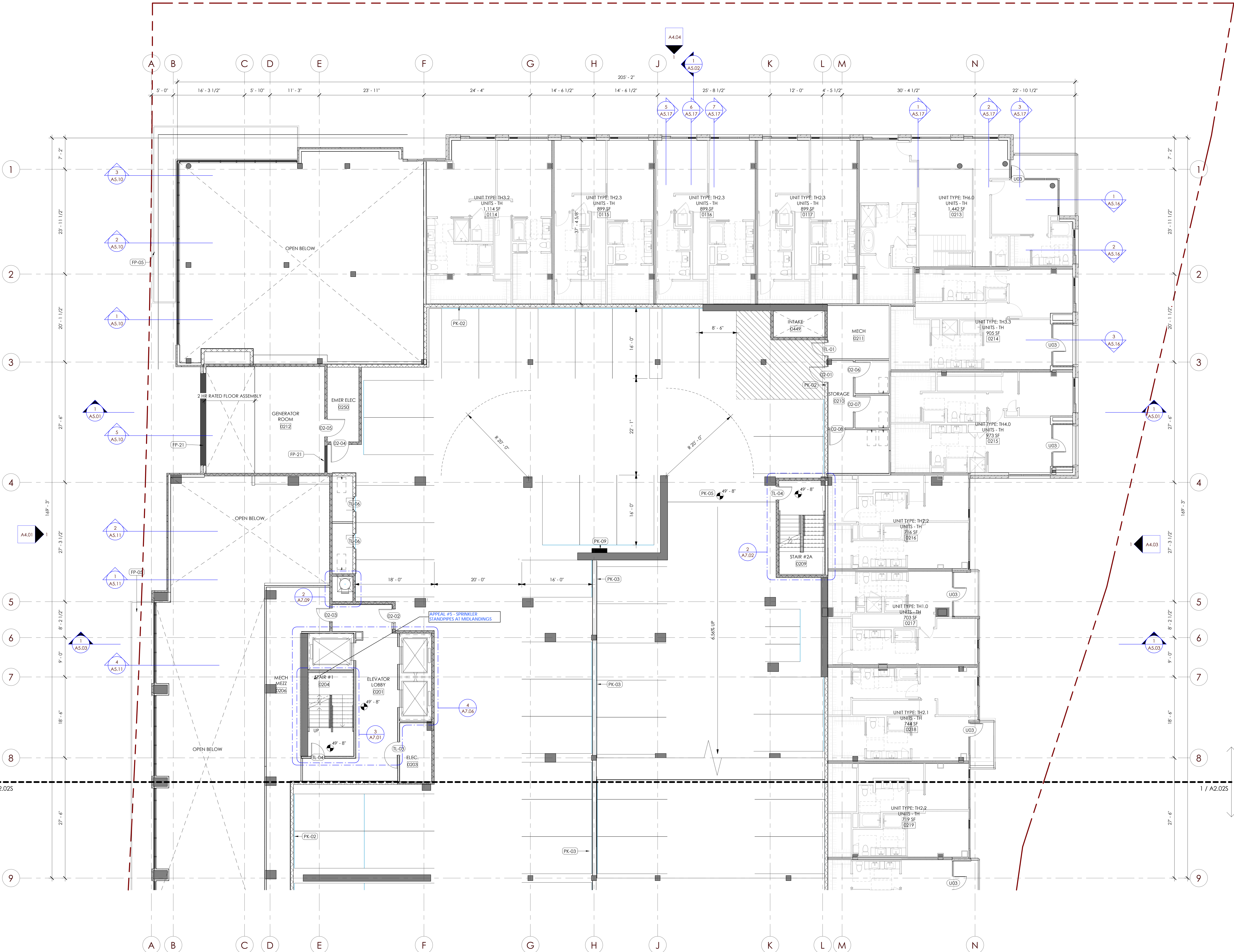
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OVERALL FLOOR
PLAN - LEVEL 2 NORTH

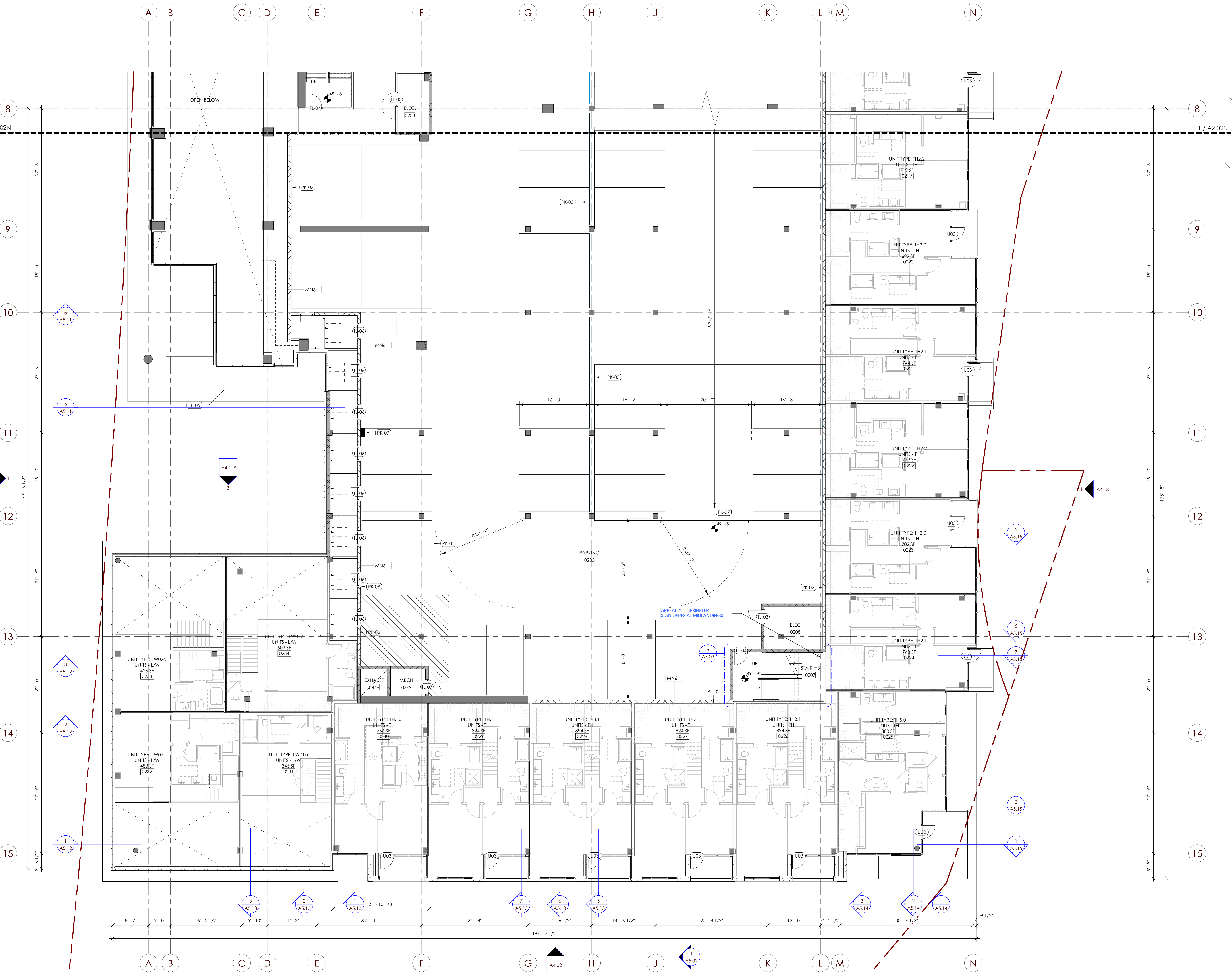
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PLAN LEGEND		
	CONCRETE WALL / COLUMN	
	CMU BLOCK WALL (NOM 8X8X16 UNO)	
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE	
	METAL STUD FRAMING	
	KEY NOTE SYMBOL	
	PROPERTY LINE	
GENERAL NOTES		
1)	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF WALL. STUD, AND/OR THE SUB EDGE - TYPICAL.	
2)	SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.	
3)	REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CAV FOR ADDITIONAL PROJECT INFORMATION.	
4)	REFERENCE A5.17 FOR ROOF TYPES.	
5)	PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.	
6)	REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB KEEPS AND OTHER PENETRATIONS.	
7)	WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD. TYPICAL, UNO.	
8)	REFER TO A5.17 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.	
9)	ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.	
10)	WHERE GYP BD WALLS ADJOIN MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.	
11)	PROVIDE C.J.S. AT 30'-0" OC MAX.	
12)	REFER TO SHEET A5.17 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC MAX. NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.	
13)	ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.	
FLOOR PLAN KEYNOTES		
FP-01	PERFORMED METAL CORING	
FP-02	AREA DRAIN	
FP-03	LINE OF ROOF ABOVE	
FP-04	HSS CANOPY SUPPORTS, TYP. REF. STRUCT	
FP-05	METAL CANOPY	
FP-06	HSS COLUMN	
FP-07	GLASS RAILING	
FP-08	HANDRAIL	
FP-09	PIPE GUARDRAIL	
FP-10	TRASH CHUTE	
FP-11	TRASH EXHAUST	
FP-12	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR	
FP-13	INSULATED FURRED WALL	
FP-14	BOTTOM OF SHUT OVERHEAD	
FP-15	14GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARKING	
FP-16	STANDING SEAM METAL ROOF	
FP-17	36" METAL TUBE FENCE	
FP-18	GAS METER LOCATION WITH GATE	
FP-19	PERFORATED RAMP OVERHEAD CEILING DOOR	
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL	
FP-21	LOUVER PER MECHANICAL	
FP-22	CHAIN LINK FENCE AND GATE	
FP-23	METAL STUD WALL ABOVE CMU VEHICLE BARRIER	
FP-24	AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER	
FP-25	CANE DETECTION RAIL PER CODE	
FP-26	STORMWATER PLANTING AREA, REF. CIVIL/LANDSCAPE	
FP-27	BLOCK FILLER	
PARKING KEYNOTES		
PK-01	1 VAN ACCESSIBLE PARKING SPACE	
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-04	PAINTED PARKING EDGE	
PK-05	OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)	
PK-06	OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)	
PK-07	OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)	
PK-08	ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT	
PK-09	ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT	
PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION	
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)	
PK-12	1'X18" MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)	
PK-13	CHAIN LINK FENCE AND GATE	
PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	4
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	64
		84
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

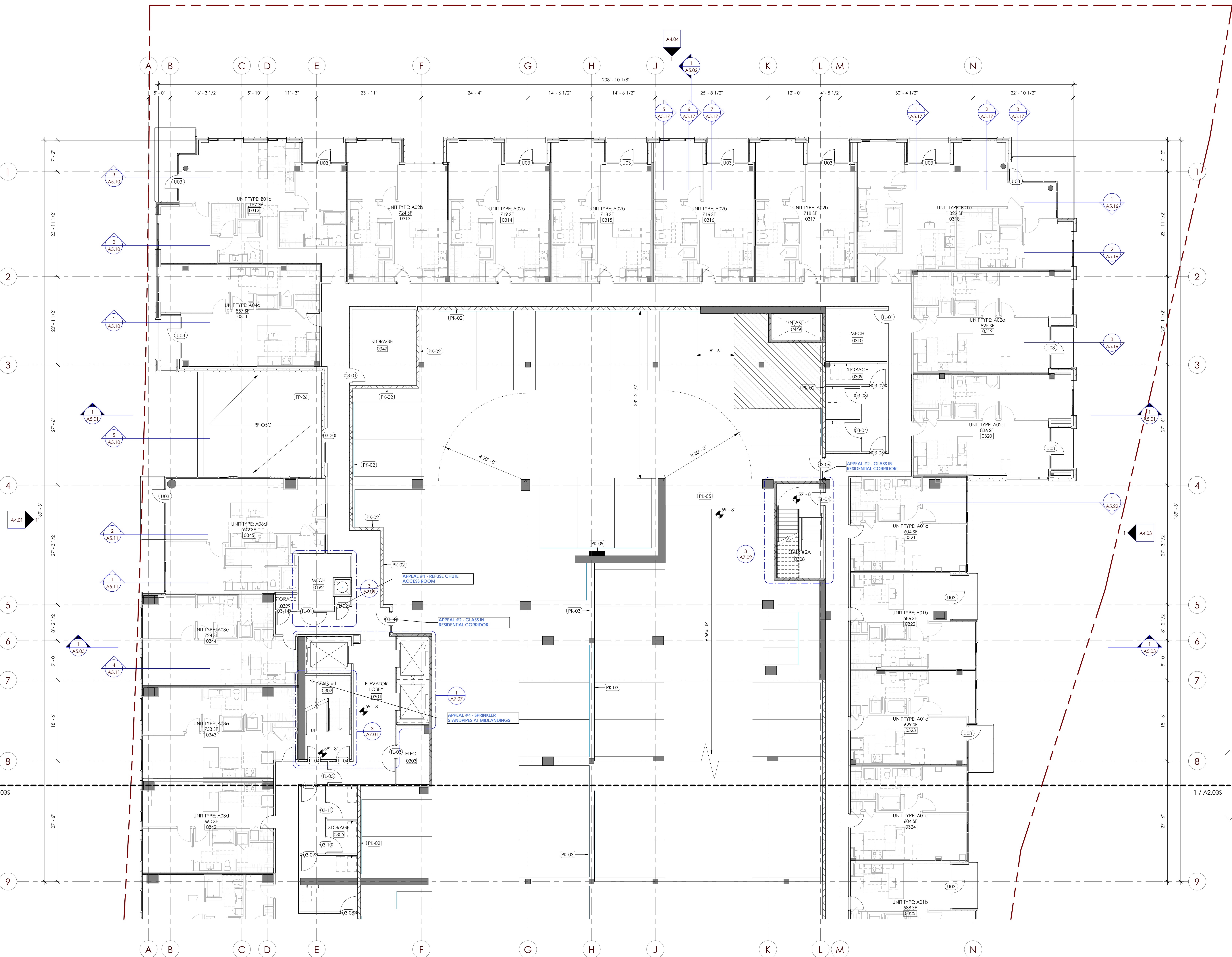


1 OVERALL FLOOR PLAN - LEVEL 2 - NORTH
SCALE: 1/8" = 1'-0"

PLAN LEGEND		
	CONCRETE WALL / COLUMN	
	CMU BLOCK WALL (NOM 8X8X16 UNO)	
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE	
	METAL STUD FRAMING	
	KEY NOTE SYMBOL	
	PROPERTY LINE	
GENERAL NOTES		
1)	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF THE WALL. INTERIOR WALLS ARE DIMENSIONED TO THE INTERIOR FACE OF THE WALL. UNLESS OTHERWISE NOTED, ALL WALLS ARE TO BE CONCRETE OR CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE.	
2)	SEAL ALL EXTERIOR CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.	
3)	REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND HVAC FOR ADDITIONAL PROJECT INFORMATION.	
4)	REFERENCE A-2.1 FOR ROOF TYPES.	
5)	PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.	
6)	REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB KEEPS AND OTHER PENETRATIONS.	
7)	WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD. TYPICAL, UNO.	
8)	REFER TO A-2.2 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/ROOF TYPE INFO.	
9)	ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.	
10)	WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.	
11)	PROVIDE C/J'S AT 30'-0" OC MAX.	
12)	REFER TO SHEET A-2.3 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC. IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.	
13)	ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.	
FLOOR PLAN KEYNOTES		
FP-01	PREFORMED METAL CORING	
FP-02	AREA DRAIN	
FP-03	LINE OF ROOF ABOVE	
FP-04	HSS CANOPY SUPPORTS, TYP; REF. STRUCT	
FP-05	METAL CANOPY	
FP-06	HSS COLUMN	
FP-07	GLASS RAILING	
FP-08	HANDRAIL	
FP-09	PIPE GUARDRAIL	
FP-10	TRASH CHUTE	
FP-11	TRASH EXHAUST	
FP-12	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR	
FP-13	INSULATED FURRED WALL	
FP-14	BOTTOM OF SHUT OVERHEAD	
FP-15	1/4 GA. PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARKING	
FP-16	STANDING SEAM METAL ROOF	
FP-17	36" METAL TUBE FENCE	
FP-18	GAS METER LOCATION WITH GATE	
FP-19	PERFORATED RAMP OVERHEAD COILING DOOR	
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL	
FP-21	LOUVER PER MECHANICAL	
FP-22	CHAIN LINK FENCE AND GATE	
FP-23	METAL STUD WALL ABOVE CMU VEHICLE BARRIER	
FP-24	AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER	
FP-25	CANE DETECTION RAIL PER CODE	
FP-26	LISTORWATER PLANTING AREA, REF. CIVIL/LANDSCAPE	
FP-27	BLOCK FILLER	
PARKING KEYNOTES		
PK-01	IVAN ACCESSIBLE PARKING SPACE	
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-04	PAINTED PARKING EDGE	
PK-05	OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)	
PK-06	OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)	
PK-07	OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)	
PK-08	ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT	
PK-09	ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT	
PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION	
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)	
PK-12	PK-18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)	
PK-13	CHAIN LINK FENCE AND GATE	
PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	8
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	64
LEVEL 02	ACCESSIBLE - 9' X 16'	84
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

1 OVERALL FLOOR PLAN - LEVEL 2 - SOUTH
SCALE: 1/8" = 1'-0"

PLAN LEGEND		
	CONCRETE WALL / COLUMN	
	CMU BLOCK WALL (NOM 8X8X16 UNO)	
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/MTL STUD ABOVE	
	METAL STUD FRAMING	
	KEY NOTE SYMBOL	
	PROPERTY LINE	
GENERAL NOTES		
1)	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF CMU, METAL STUD, AND/OR THE SUB EDGE - TYPICAL.	
2)	SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.	
3)	REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CS&V FOR ADDITIONAL PROJECT INFORMATION.	
4)	REFERENCE A2.17 FOR ROOF TYPES.	
5)	PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE TYPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.	
6)	REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB WEEPS AND OTHER PENETRATIONS.	
7)	WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD. TYPICAL, UNO.	
8)	REFER TO A2.72 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.	
9)	ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.	
10)	WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.	
11)	PROVIDE CJS AT 30'-0" OC MAX.	
12)	REFER TO SHEET A2.44 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC. NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD-BEARING EXTERIOR WALLS, UNO.	
13)	ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.	
FLOOR PLAN KEYNOTES		
FP-01	PERFORMED METAL CORING	
FP-02	AREA DRAIN	
FP-03	LINE OF ROOF ABOVE	
FP-04	HSS CANOPY SUPPORTS, TYP; REF STRUCT	
FP-05	METAL CANOPY	
FP-06	HSS COLUMN	
FP-07	GLASS RAILING	
FP-08	HANDRAIL	
FP-09	PIPE GUARDRAIL	
FP-10	TRASH CHUTE	
FP-11	TRASH EXHAUST	
FP-12	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR	
FP-13	INSULATED FURRED WALL	
FP-14	BOTTOM OF SHUT OVERHEAD	
FP-15	1/4 GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARKING	
FP-16	STANDING SEAM METAL ROOF	
FP-17	36" METAL TUBE FENCE	
FP-18	GAS METER LOCATION WITH GATE	
FP-19	PERFORATED RAMP OVERHEAD CEILING DOWN	
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL	
FP-21	LOUVER PER MECHANICAL	
FP-22	CHAIN LINK FENCE AND GATE	
FP-23	METAL STUD WALL ABOVE CMU VEHICLE BARRIER	
FP-24	AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER	
FP-25	CANE DETECTION RAIL PER CODE	
FP-26	STORMWATER PLANTING AREA, REF. CIVIL/LANDSCAPE	
FP-27	BLOCK FILLER	
PARKING KEYNOTES		
PK-01	1 VAN ACCESSIBLE PARKING SPACE	
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-04	PAINTED PARKING EDGE	
PK-05	OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)	
PK-06	OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)	
PK-07	OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)	
PK-08	ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT	
PK-09	ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT	
PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION	
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)	
PK-12	PK18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)	
PK-13	CHAIN LINK FENCE AND GATE	
PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	4
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	84
		96
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

1 OVERALL FLOOR PLAN - LEVEL 3 - NORTH
SCALE: 1/8" = 1'-0"

AM BLOCKS - BLOCK 44
39XX S RIVER PKWY
PORTLAND, OR 97239

ALAMO MANHATTAN

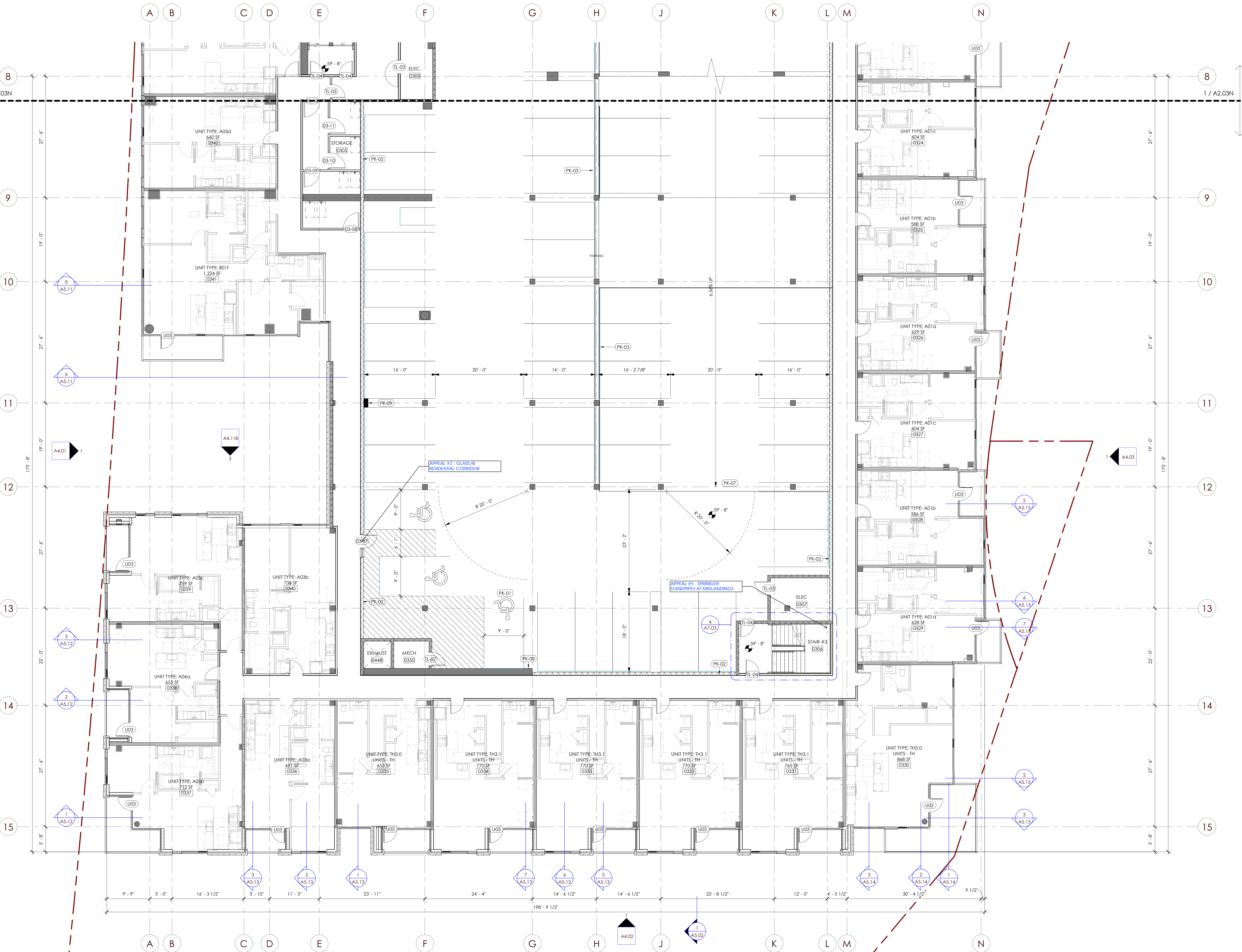
ALAMO MANHATTAN PROPERTIES, LLC
3012 FARRAGUT STREET SUITE 100
DALLAS, TEXAS 75201DRAWING ISSUE / REVISION
DESCRIPTION DATE
PERMIT SET 11/16/2022"NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION"

© 2022 PROJECT NUMBER: DA22008

OVERALL FLOOR
PLAN - LEVEL 3 SOUTH

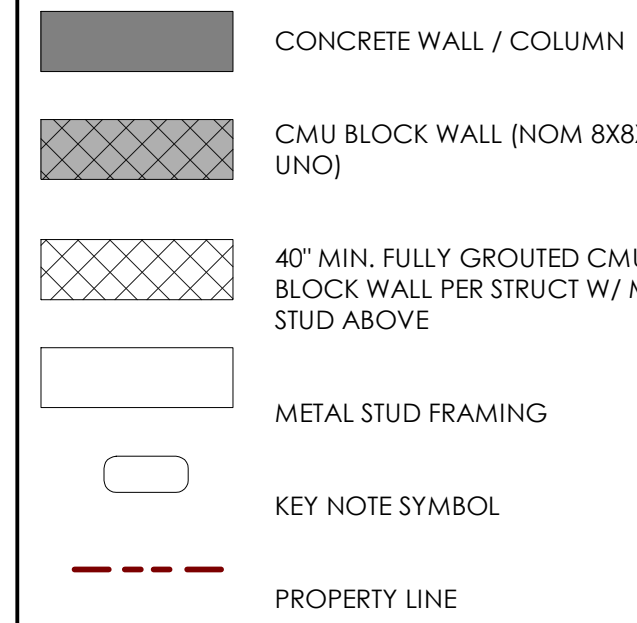
A2.03S

PLAN LEGEND		
	CONCRETE WALL / COLUMN	
	CMU BLOCK WALL (NOM 8X8X16 UNO)	
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE	
	METAL STUD FRAMING	
	KEY NOTE SYMBOL	
	PROPERTY LINE	
GENERAL NOTES		
1)	EXTERIOR WALLS ARE DIMENSIONED TO THE EXT FACE CMU WALL STUD, AND/OR THE SUB EDGE - TYPICAL.	
2)	SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING, WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS, PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.	
3)	REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CS&V FOR ADDITIONAL PROJECT INFORMATION.	
4)	REFERENCE A-3.1 FOR ROOF TYPES.	
5)	PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT, COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.	
6)	REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB KEEPS AND OTHER PENETRATIONS.	
7)	WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD, TYPICAL, UNO.	
8)	REFER TO A-3.2 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.	
9)	ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.	
10)	WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.	
11)	PROVIDE C.J.S AT 30'-0" OC MAX.	
12)	REFER TO SHEET A-4.X FOR MASONRY EXPANSION JOINT DETAILS, PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC, IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.	
13)	ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.	
FLOOR PLAN KEYNOTES		
FP-01	PREFORMED METAL CORING	
FP-02	AREA DRAIN	
FP-03	LINE OF ROOF ABOVE	
FP-04	HSS CANOPY SUPPORTS, TYP; REF. STRUCT	
FP-05	METAL CANOPY	
FP-06	HSS COLUMN	
FP-07	GLASS RAILING	
FP-08	HANDRAIL	
FP-09	PIPE GUARDRAIL	
FP-10	TRASH CHUTE	
FP-11	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR	
FP-12	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR	
FP-13	INSULATED FURRED WALL	
FP-14	BOTTOM OF SHUT OVERHEAD	
FP-15	14GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARKING	
FP-16	STANDING SEAM METAL ROOF	
FP-17	36" METAL TUBE FENCE	
FP-18	GAS METER LOCATION WITH GATE	
FP-19	PERFORATED RAMP OVERHEAD COILING DOOR	
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL	
FP-21	LOUVER PER MECHANICAL	
FP-22	CHAIN LINK FENCE AND GATE	
FP-23	METAL STUD WALL ABOVE CMU VEHICLE BARRIER	
FP-24	AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER	
FP-25	CANE DETECTION RAIL PER CODE	
FP-26	STORMWATER PLANTING AREA, REF. CIVIL/LANDSCAPE	
FP-27	BLOCK FILLER	
PARKING KEYNOTES		
PK-01	IVAN ACCESSIBLE PARKING SPACE	
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-04	PAINTED PARKING EDGE	
PK-05	OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)	
PK-06	OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)	
PK-07	OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)	
PK-08	ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT	
PK-09	ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT	
PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION	
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)	
PK-12	PK-18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)	
PK-13	CHAIN LINK FENCE AND GATE	
PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	8
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	64
		84
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

1 OVERALL FLOOR PLAN - LEVEL 3 - SOUTH
SCALE: 1/8" = 1'-0"

0 4 8 16

PLAN LEGEND



GENERAL NOTES

- EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR CMU, MET. STUD, AND/OR THE S-8 EDGE - TYPICAL. SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.
- REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CS&V FOR ADDITIONAL PROJECT INFORMATION.
- REFERENCE A-2.1 FOR ROOF TYPES.
- PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE TYPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB WEEPS AND OTHER PENETRATIONS.
- WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD, TYPICAL, UNO.
- REFER TO A-2.2 FOR DETAILED FLOOR/CILING/SOFFIT, AND ROOF/CILING/SOFFIT TYPE INFO.
- ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.
- WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.
- PROVIDE C.J.S. AT 30'-0" OC MAX.
- REFER TO SHEET A-2.4 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC. NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD-BEARING EXTERIOR WALLS, UNO.
- ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.

FLOOR PLAN KEYNOTES

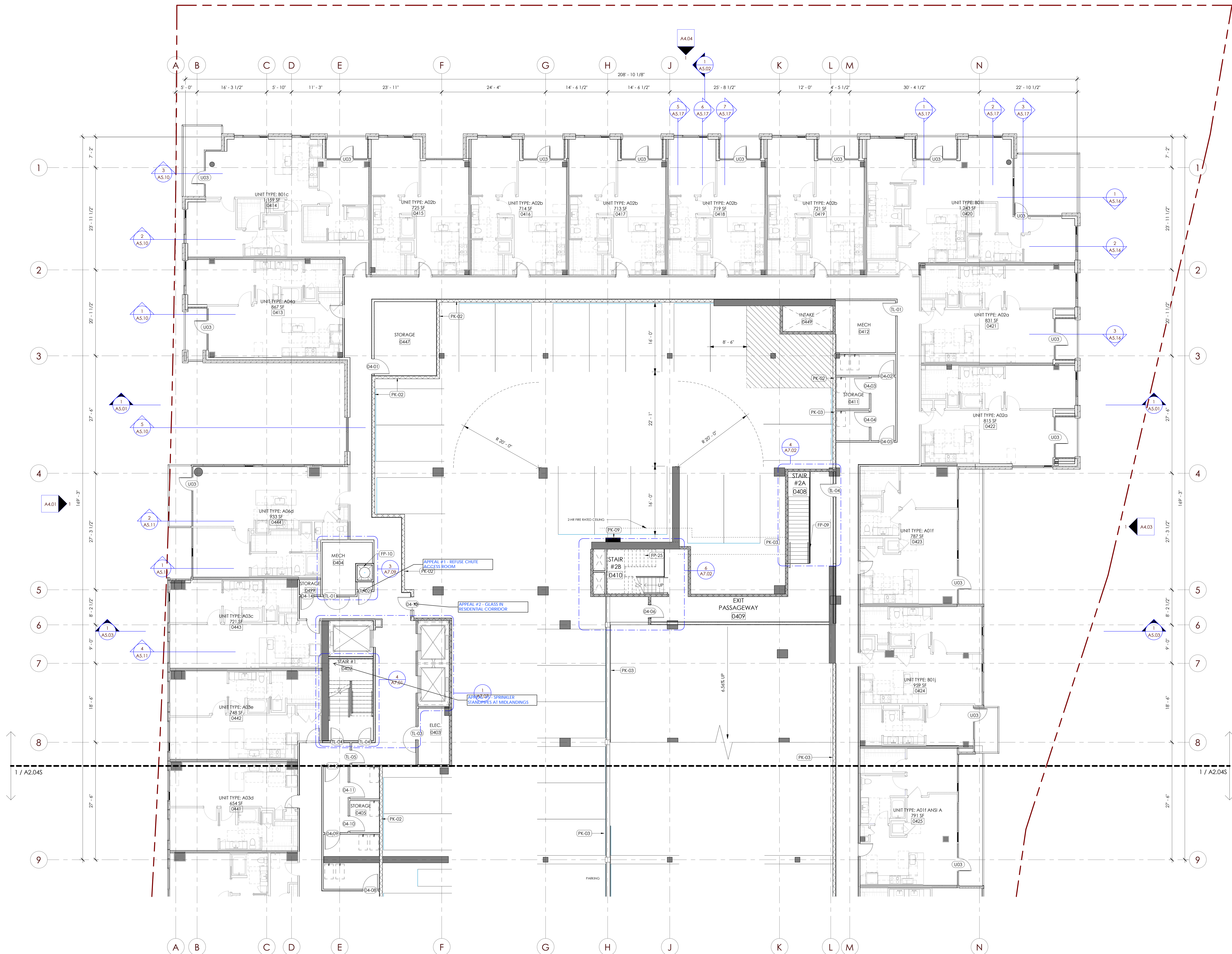
- FP-01 PREFORMED METAL CORING
- FP-02 AREA DRAIN
- FP-03 LINE OF ROOF ABOVE
- FP-04 HSS CANTOPY SUPPORTS, TYP. REF. STRUCT
- FP-05 METAL CANTOPY
- FP-06 HSS COLUMN
- FP-07 GLASS RAILING
- FP-08 HANDRAIL
- FP-09 PIPE GUARDRAIL
- FP-10 TRASH CHUTE
- FP-11 TRASH EXHAUST
- FP-12 WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR
- FP-13 INSULATED FURRED WALL
- FP-14 BOTTOM OF SHUT OVERHEAD
- FP-15 1/4 GA. PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARKING
- FP-16 STANDING SEAM METAL ROOF
- FP-17 36" METAL TUBE FENCE
- FP-18 GAS METER LOCATION WITH GATE
- FP-19 PERFORATED RAMP OVERHEAD CILING DOOR
- FP-20 6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL
- FP-21 LOUVER PER MECHANICAL
- FP-22 CHAIN LINK FENCE AND GATE
- FP-23 METAL STUD WALL ABOVE CMU VEHICLE BARRIER
- FP-24 AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER
- FP-25 CANE DETECTION RAIL PER CODE
- FP-26 LITOMWATER PLANTING AREA, REF. CIVIL/LANDSCAPE
- FP-27 BLOCK FILLER

PARKING KEYNOTES

- PK-01 VAN ACCESSIBLE PARKING SPACE
- PK-02 3'-8" CMU PARKING BARRIER/GUARDRAIL, REF. STRUCTURAL
- PK-03 3'-8" CABLE VEHICLE BARRIER/GUARDRAIL, REF. STRUCTURAL
- PK-04 PAINTED PARKING EDGE
- PK-05 OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)
- PK-06 OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)
- PK-07 OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)
- PK-08 ELECTRIC VEHICLE CHARGING STATION: PEDESTAL MOUNT
- PK-09 ELECTRIC VEHICLE CHARGING STATION: WALL MOUNT
- PK-10 7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION
- PK-11 SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)
- PK-12 PK-18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)
- PK-13 CHAIN LINK FENCE AND GATE

PARKING SUMMARY

LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	8
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	64
		84
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

1 OVERALL FLOOR PLAN - LEVEL 4 - NORTH
SCALE: 1/8" = 1'-0"

PLAN LEGEND		
	CONCRETE WALL / COLUMN	
	CMU BLOCK WALL (NOM 8X8X16 UNO)	
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE	
	METAL STUD FRAMING	
	KEY NOTE SYMBOL	
	PROPERTY LINE	
GENERAL NOTES		
1)	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF CMU, METAL STUD, AND/OR THE S&S EDGE - TYPICAL.	
2)	SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.	
3)	REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CS&V FOR ADDITIONAL PROJECT INFORMATION.	
4)	REFERENCE A2.1 FOR ROOF TYPES.	
5)	PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.	
6)	REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB SEEPS AND OTHER PENETRATIONS.	
7)	WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD, TYPICAL, UNO.	
8)	REFER TO A2.72 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.	
9)	ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.	
10)	WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.	
11)	PROVIDE CJS AT 30'-0" OC MAX.	
12)	REFER TO SHEET A&X FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC MAX. NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.	
13)	ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.	
FLOOR PLAN KEYNOTES		
FP-01	PERFORMED METAL CORING	
FP-02	AREA DRAIN	
FP-03	LINE OF ROOF ABOVE	
FP-04	HSS CANOPY SUPPORTS, TYP; REF STRUCT	
FP-05	METAL CANOPY	
FP-06	HSS COLUMN	
FP-07	GLASS RAILING	
FP-08	HANDRAIL	
FP-09	PIPE GUARDRAIL	
FP-10	TRASH CHUTE	
FP-11	TRASH EXHAUST	
FP-12	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR	
FP-13	INSULATED FURRED WALL	
FP-14	BOTTOM OF SHUT OVERHEAD	
FP-15	1/4GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARAPET	
FP-16	STANDING SEAM METAL ROOF	
FP-17	36" METAL TUBE FENCE	
FP-18	GAS METER LOCATION WITH GATE	
FP-19	PERFORATED RAMP OVERHEAD CEILING DOOR	
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL	
FP-21	LOUVER PER MECHANICAL	
FP-22	CHAIN LINK FENCE AND GATE	
FP-23	METAL STUD WALL ABOVE CMU VEHICLE BARRIER	
FP-24	AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER	
FP-25	CANE DETECTION RAIL PER CODE	
FP-26	STORMWATER PLANTING AREA, REF. CIVIL/LANDSCAPE	
FP-27	BLOCK FILLER	
PARKING KEYNOTES		
PK-01	1 VAN ACCESSIBLE PARKING SPACE	
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL	
PK-04	PAINTED PARKING EDGE	
PK-05	OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)	
PK-06	OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)	
PK-07	OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)	
PK-08	ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT	
PK-09	ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT SECTION	
PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION	
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)	
PK-12	10'X18' MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)	
PK-13	CHAIN LINK FENCE AND GATE	
PARKING SUMMARY		
LEVEL 01	MOTORCYCLE - 4' X 8'	4
LEVEL 01	MINIMUM - 8'-6" X 18'	4
LEVEL 01	MINIMUM - 8'-6" X 16'	62
LEVEL 01	LOADING - 9' X 24'	2
LEVEL 01	ACCESSIBLE - 9' X 16'	2
		74
LEVEL 02	TANDEM - 8'-6" X 16'	4
LEVEL 02	MOTORCYCLE - 4' X 8'	4
LEVEL 02	MINIMUM - 8'-6" X 18'	8
LEVEL 02	MINIMUM - 8'-6" X 16'	64
		84
LEVEL 03	MOTORCYCLE - 4' X 8'	4
LEVEL 03	MINIMUM - 8'-6" X 18'	10
LEVEL 03	MINIMUM - 8'-6" X 16'	59
LEVEL 03	ACCESSIBLE - 9' X 16'	3
		76
LEVEL 04	MOTORCYCLE - 4' X 8'	1
LEVEL 04	MINIMUM - 8'-6" X 18'	5
LEVEL 04	MINIMUM - 8'-6" X 16'	62
LEVEL 04	ACCESSIBLE - 9' X 16'	2
		70
LEVEL B1	MINIMUM - 8'-6" X 18'	7
LEVEL B1	MINIMUM - 8'-6" X 16'	58
		65
TOTAL		369

1 OVERALL FLOOR PLAN - LEVEL 4 - SOUTH
SCALE: 1/8" = 1'-0"



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OVERALL FLOOR
PLAN - LEVEL 5 SOUTH

A2.05S

PLAN LEGEND	
	CONCRETE WALL / COLUMN
	CMU BLOCK WALL (NOM 8X8X16 UNO)
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE
	METAL STUD FRAMING
	KEY NOTE SYMBOL
	PROPERTY LINE

GENERAL NOTES

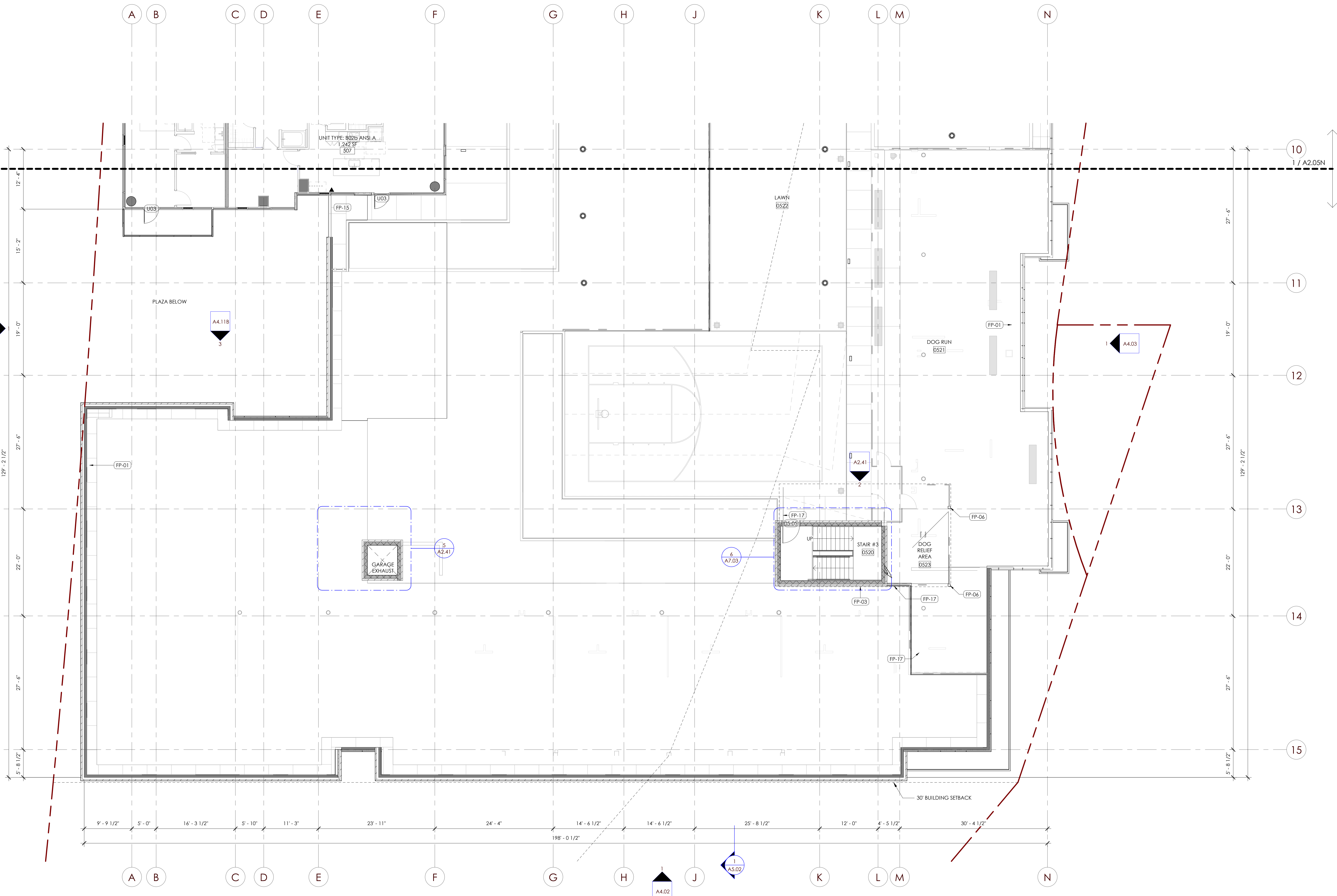
- EXTERIOR WALLS ARE DIMENSIONED TO THE EXT FACE CMU, MTL STUD, AND/OR THE S-AB EDGE - TYPICAL.
- SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS, PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.
- REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CAVI FOR ADDITIONAL PROJECT INFORMATION.
- REFERENCE A2.1 FOR ROOF TYPES.
- PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB WEEPS AND OTHER PENETRATIONS.
- WHERE WALL TYPES WITH GYP SD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP SD, TYPICAL, UNO.
- REFER TO A2.72 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.
- ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.
- WHERE GYP SD WALLS ADJUT MASONRY WALLS PROVIDE GYP SD CASING BEAD AND SEALANT, TYPICAL.
- PROVIDE CJS AT 30'-0" OC MAX.
- REFER TO SHEET A4.XX FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.
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FLOOR PLAN KEYNOTES

- FP-01 PREFORMED METAL CORING
- FP-02 AREA DRAIN
- FP-03 LINE OF ROOF ABOVE
- FP-04 HSS CANOPY SUPPORTS, TYP, REF STRUCT
- FP-05 METAL CANOPY
- FP-06 HSS COLUMN
- FP-07 GLASS RAILING
- FP-08 HANDRAIL
- FP-09 PIPE GUARDRAIL
- FP-10 TRASH CHUTE
- FP-11 TRASH EXHAUST
- FP-12 WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR
- FP-13 INSULATED FURRED WALL
- FP-14 BOTTOM OF SHUT OVERHEAD
- FP-15 14GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARAPET
- FP-16 STANDING SEAM METAL ROOF
- FP-17 36" METAL TUBE FENCE
- FP-18 GAS METER LOCATION WITH GATE
- FP-19 PERFORATED RAMP OVERHEAD EXTERIOR DOOR
- FP-20 6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL
- FP-21 LOUVER PER MECHANICAL
- FP-22 CHAIN LINK FENCE AND GATE
- FP-23 METAL STUD WALL ABOVE CMU VEHICLE BARRIER
- FP-24 AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER
- FP-25 CANE DETECTION RAIL PER CODE
- FP-26 STORMWATER PLANTING AREA, REF CIVIL/LANDSCAPE
- FP-27 BLOCK FILLER

PARKING KEYNOTES

- PK-01 IVAN ACCESSIBLE PARKING SPACE
- PK-02 3'-8" CMU PARKING BARRIER/GUARDRAIL, REF. STRUCTURAL
- PK-03 3'-8" CABLE VEHICLE BARRIER/GUARDRAIL, REF. STRUCTURAL
- PK-04 PAINTED PARKING EDGE
- PK-05 OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)
- PK-06 OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)
- PK-07 OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)
- PK-08 ELECTRIC VEHICLE CHARGING STATION, PEDESTAL MOUNT
- PK-09 ELECTRIC VEHICLE CHARGING STATION, WALL MOUNT
- PK-10 7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION
- PK-11 SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)
- PK-12 19X18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)
- PK-13 CHAIN LINK FENCE AND GATE



1 OVERALL FLOOR PLAN - LEVEL 5 - SOUTH
SCALE: 1/8" = 1'-0"



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OVERALL FLOOR
PLAN - LEVEL 6 - 12

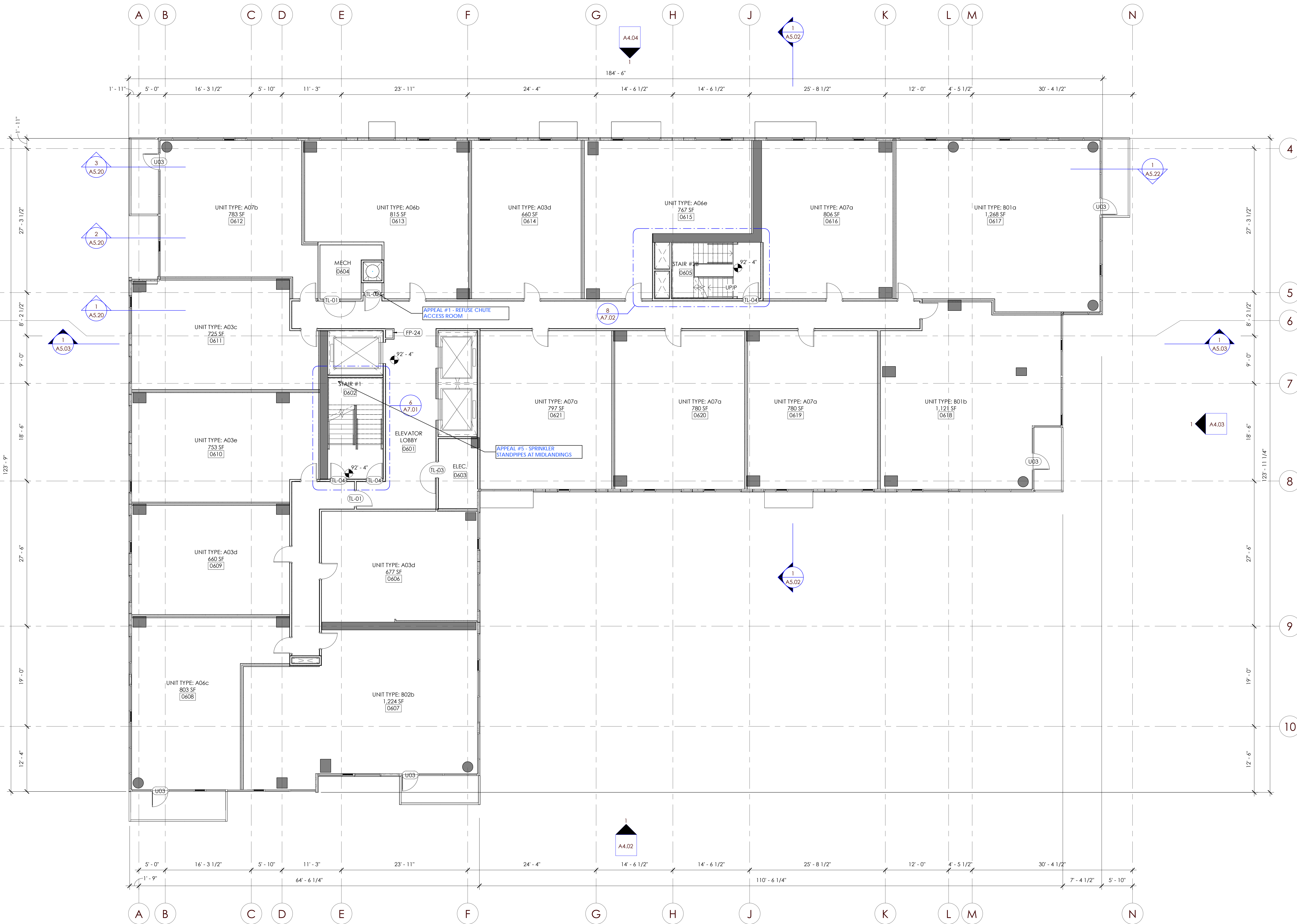
A2.06

PLAN LEGEND	
	CONCRETE WALL / COLUMN
	CMU BLOCK WALL (NOM 8X8X16 UNO)
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE
	METAL STUD FRAMING
	KEY NOTE SYMBOL
	PROPERTY LINE

- GENERAL NOTES**
- EXTERIOR WALLS ARE DIMENSIONED TO THE EXT FACE OF CMU, MTL STUD, AND/OR THE S-AS EDGE - TYPICAL.
 - SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.
 - REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CS&V FOR ADDITIONAL PROJECT INFORMATION.
 - REFERENCE A-07.1 FOR ROOF TYPES.
 - PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.
 - REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB WEEPS AND OTHER PENETRATIONS.
 - WHERE WALL TYPES WITH GYP SD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP SD. TYPICAL, UNO.
 - REFER TO A-07.2 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.
 - ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.
 - WHERE GYP SD WALLS ADJUT MASONRY WALLS PROVIDE GYP SD CASING BEAD AND SEALANT, TYPICAL.
 - PROVIDE CJS AT 30'-0" OC MAX.
 - REFER TO SHEET A-0.4 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC. IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.
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FLOOR PLAN KEYNOTES	
FP-01	PERFORMED METAL CORING
FP-02	AREA DRAIN
FP-03	LINE OF ROOF ABOVE
FP-04	HSS CANOPY SUPPORTS, TYP; REF STRUCT
FP-05	METAL CANOPY
FP-06	HSS COLUMN
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FP-16	STANDING SEAM METAL ROOF
FP-17	36" METAL TUBE FENCE
FP-18	GAS METER LOCATION WITH GATE
FP-19	PERFORATED RAMP OVERHEAD CEILING DOOR
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL
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FP-26	STORMWATER PLANTING AREA, REF. CIVIL/LANDSCAPE
FP-27	BLOCK FILLER

PARKING KEYNOTES	
PK-01	1 VAN ACCESSIBLE PARKING SPACE
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL
PK-04	PAINTED PARKING EDGE
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PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5' DIA, 42" H)
PK-12	19X18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)
PK-13	CHAIN LINK FENCE AND GATE



1 OVERALL FLOOR PLAN - LEVEL 6-12 (NO LEVEL 13)
SCALE: 1/8" = 1'-0"



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OVERALL FLOOR
PLAN - LEVEL 14

A2.14

PLAN LEGEND	
	CONCRETE WALL / COLUMN
	CMU BLOCK WALL (NOM 8X8X16 UNO)
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE
	METAL STUD FRAMING
	KEY NOTE SYMBOL
	PROPERTY LINE

GENERAL NOTES

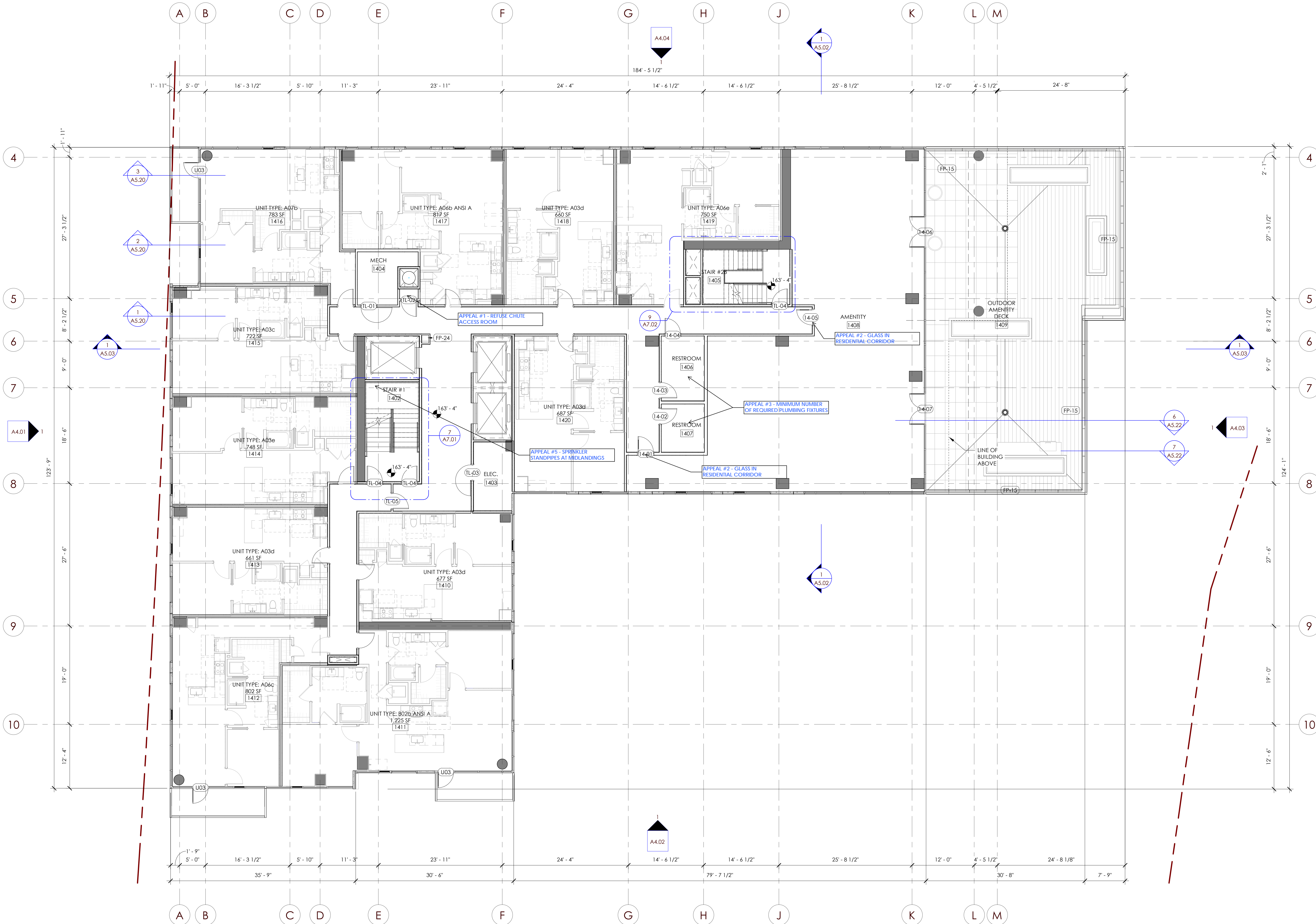
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- REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB WEEPS AND OTHER PENETRATIONS.
- WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD. TYPICAL, UNO.
- REFER TO A-0.2 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.
- ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.
- WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.
- PROVIDE CJS AT 30'-0" OC MAX.
- REFER TO SHEET A-0.4 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC. IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.
- ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.

FLOOR PLAN KEYNOTES

- FP-01 PREFORMED METAL CORING
- FP-02 AREA DRAIN
- FP-03 LINE OF ROOF ABOVE
- FP-04 HSS CANTOPY SUPPORTS, TYP; REF STRUCT
- FP-05 METAL CANTOPY
- FP-06 HSS COLUMN
- FP-07 GLASS RAILING
- FP-08 HANDRAIL
- FP-09 PIPE GUARDRAIL
- FP-10 TRASH CHUTE
- FP-11 TRASH EXHAUST
- FP-12 WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR
- FP-13 INSULATED FURRED WALL
- FP-14 BOTTOM OF SHUT OVERHEAD
- FP-15 14GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARAPET
- FP-16 STANDING SEAM METAL ROOF
- FP-17 36" METAL TUBE FENCE
- FP-18 GAS METER LOCATION WITH GATE
- FP-19 PERFORATED RAMP OVERHEAD CEILING DOOR
- FP-20 6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL
- FP-21 LOCKER PER MECHANICAL
- FP-22 CHAIN LINK FENCE AND GATE
- FP-23 METAL STUD WALL ABOVE CMU VEHICLE BARRIER
- FP-24 AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER
- FP-25 CANE DETECTION RAIL PER CODE
- FP-26 ISTDRAINAGE PLANTING AREA, REF. CIVIL/LANDSCAPE
- FP-27 BLOCK FILLER

PARKING KEYNOTES

- PK-01 IVAN ACCESSIBLE PARKING SPACE
- PK-02 3'-8" CMU PARKING BARRIER/GUARDRAIL; REF. STRUCTURAL
- PK-03 3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF. STRUCTURAL
- PK-04 PAINTED PARKING EDGE
- PK-05 OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)
- PK-06 OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)
- PK-07 OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)
- PK-08 ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT
- PK-09 ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT
- PK-10 7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION
- PK-11 SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5" DIA, 42" H)
- PK-12 19X18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)
- PK-13 CHAIN LINK FENCE AND GATE



1 OVERALL FLOOR PLAN - LEVEL 14
SCALE: 1/8" = 1'-0"

1 OVERALL FLOOR PLAN - LEVELS 15-22
SCALE: 1/8" = 1'-0"

PLAN LEGEND	
	CONCRETE WALL / COLUMN
	CMU BLOCK WALL (NOM 8X8X16 UNO)
	40" MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE
	METAL STUD FRAMING
	KEY NOTE SYMBOL
	PROPERTY LINE

- GENERAL NOTES
- EXTERIOR WALLS ARE DIMENSIONED TO THE EXT FACE CMU, MTL STUD, AND/OR THE S&S EDGE - TYPICAL.
 - SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, AND ENTRY POINTS WITH CAULKING. WHERE OPENINGS CANNOT BE CAULKED OR SEALED, INSTALL RODENT AND CORROSION-PROOF SCREENS. PROTECT EXPOSED FOUNDATION INSULATION WITH MOISTURE-RESISTANT, PEST-PROOF COVER.
 - REFERENCE CIVIL, LANDSCAPE, STRUCTURAL, INTERIORS, PLUMBING, MECHANICAL, ELECTRICAL, AND CS&V FOR ADDITIONAL PROJECT INFORMATION.
 - REFERENCE A-2.1 FOR ROOF TYPES.
 - PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.
 - REFER TO LANDSCAPE DRAWINGS FOR PLANTER AND CURB WEEPS AND OTHER PENETRATIONS.
 - WHERE WALL TYPES WITH GYP BD FINISH AND HAVING DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD, TYPICAL, UNO.
 - REFER TO A-2.2 FOR DETAILED FLOOR/CEILING/SOFFIT, AND ROOF/CEILING/SOFFIT TYPE INFO.
 - ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.
 - WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.
 - PROVIDE CJS AT 30'-0" OC MAX.
 - REFER TO SHEET A-4.4 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.
 - ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.

FLOOR PLAN KEYNOTES	
FP-01	PREFORMED METAL CORING
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FP-05	METAL CANOPY
FP-06	HSS COLUMN
FP-07	GLASS RAILING
FP-08	HANDRAIL
FP-09	PIPE GUARDRAIL
FP-10	TRASH CHUTE
FP-11	TRASH EXHAUST
FP-12	WOOD-LOOK METAL/GLASS PANEL GARAGE DOOR
FP-13	INSULATED FURRED WALL
FP-14	BOTTOM OF SHUT OVERHEAD
FP-15	14GA PREFINISHED METAL PANEL AT INTERIOR SIDE OF PARAPET
FP-16	STANDING SEAM METAL ROOF
FP-17	36" METAL TUBE FENCE
FP-18	GAS METER LOCATION WITH GATE
FP-19	PERFORATED RAMP OVERHEAD CEILING DOOR
FP-20	6" BASECOURSE IN RETAIL 1'-0" BELOW FUTURE FINISH LEVEL
FP-21	LOUVER PER MECHANICAL
FP-22	CHAIN LINK FENCE AND GATE
FP-23	METAL STUD WALL ABOVE CMU VEHICLE BARRIER
FP-24	AUTOMATIC SMOKE GUARD AT FIRE SERVICE ACCESS ELEVATOR LOBBY, 1 HR SMOKE BARRIER
FP-25	CANE DETECTION RAIL PER CODE
FP-26	STORMWATER PLANTING AREA, REF: CIVIL/LANDSCAPE
FP-27	BLOCK FILLER

PARKING KEYNOTES	
PK-01	1 VAN ACCESSIBLE PARKING SPACE
PK-02	3'-8" CMU PARKING BARRIER/GUARDRAIL; REF: STRUCTURAL
PK-03	3'-8" CABLE VEHICLE BARRIER/GUARDRAIL; REF: STRUCTURAL
PK-04	PAINTED PARKING EDGE
PK-05	OVERHEAD CLEARANCE BAR (8'-2" CLEAR HEIGHT)
PK-06	OVERHEAD CLEARANCE BAR (10'-0" CLEAR HEIGHT)
PK-07	OVERHEAD CLEARANCE BAR (7'-0" CLEAR HEIGHT)
PK-08	ELECTRIC VEHICLE CHARGING STATION; PEDESTAL MOUNT
PK-09	ELECTRIC VEHICLE CHARGING STATION; WALL MOUNT
PK-10	7" CONCRETE WALL UP TO LEVEL RAMP 1 - SEE WALL SECTION
PK-11	SPRING LOADED STEEL BOLLARD (PAINTED YELLOW, 2.5' DIA, 42" H)
PK-12	19X18 MIN. LOADING SPACE (10'-0" CLEAR HEIGHT)
PK-13	CHAIN LINK FENCE AND GATE



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OVERALL FLOOR
PLAN - LEVEL 15 - 22

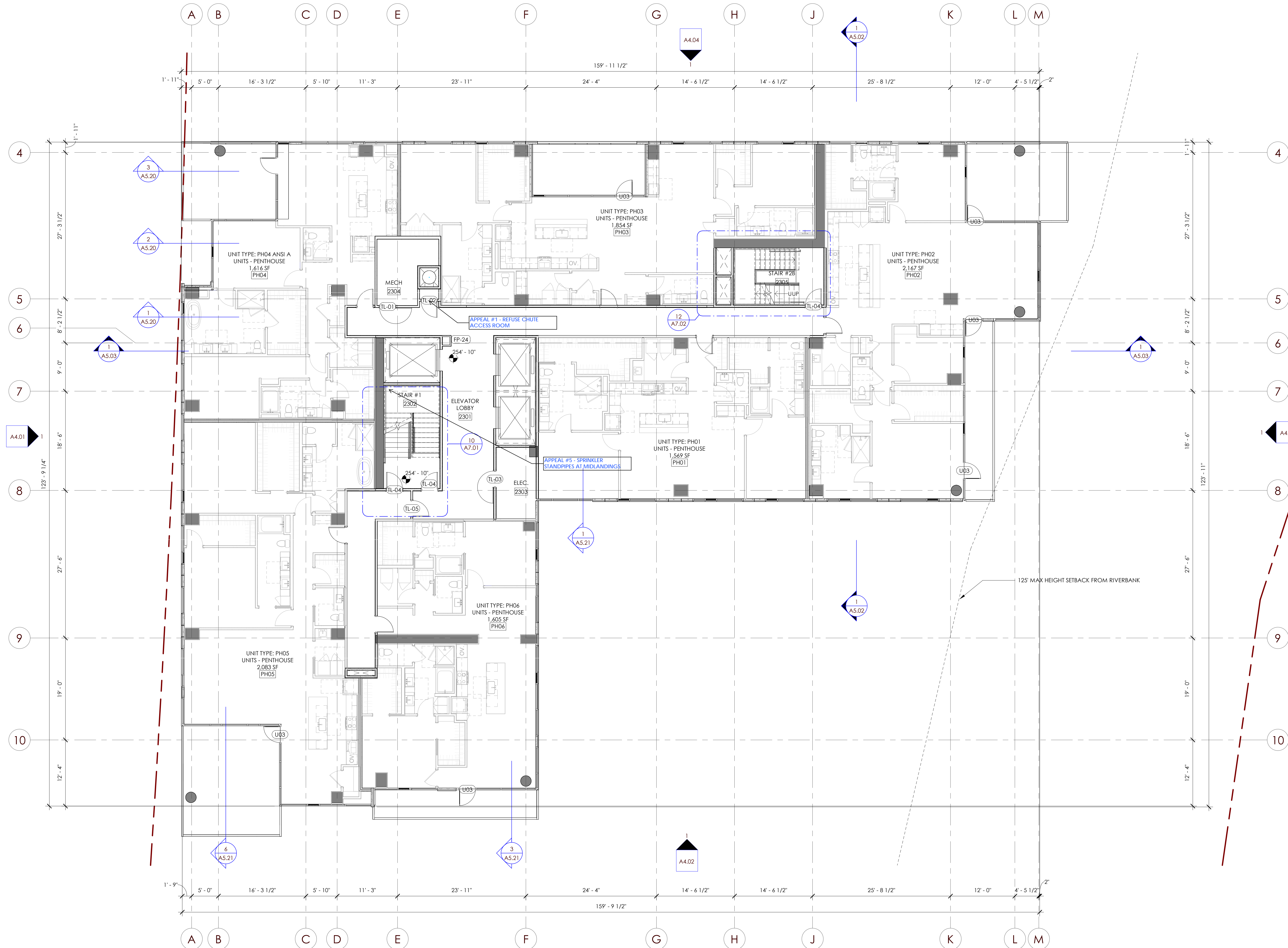
A2.15

PLAN LEGEND	
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	CMU BLOCK WALL (NOM 8X8X16 UNO)
	40' MIN. FULLY GROUTED CMU BLOCK WALL PER STRUCT W/ MTL STUD ABOVE
	METAL STUD FRAMING
	KEY NOTE SYMBOL
	PROPERTY LINE

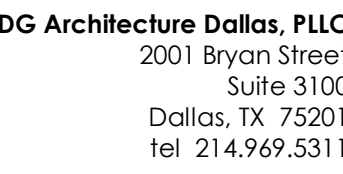
GENERAL NOTES	
1)	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF CMU, METAL STUD, AND/OR THE S-AB EDGE - TYPICAL.
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4)	REFERENCE A-2.1 FOR ROOF TYPES.
5)	PROVIDE BOLLARDS AND/OR WALL MOUNTED PIPE PROTECTION FOR EXPOSED PLUMBING IN GARAGE FROM POTENTIAL DAMAGE BY VEHICULAR IMPACT. COORDINATE WITH PLUMBING CONSULTANT TO DETERMINE THE SCOPE OF PROTECTION, AND ARCHITECT FOR APPROVAL.
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9)	ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYPICAL, UNO.
10)	WHERE GYP BD WALLS ADJUT MASONRY WALLS PROVIDE GYP BD CASING BEAD AND SEALANT, TYPICAL.
11)	PROVIDE C.J.S AT 30'-0" OC MAX.
12)	REFER TO SHEET A-2.4 FOR MASONRY EXPANSION JOINT DETAILS. PROVIDE AT PERPENDICULAR INTERSECTIONS OF NON-LOAD BEARING WALLS WITH EXTERIOR WALLS, AT DOORS AND WINDOWS, AT 30'-0" OC IN NON-LOAD BEARING INTERIOR WALLS, AND AT 20'-0" OC IN NON-LOAD BEARING EXTERIOR WALLS, UNO.
13)	ALL VISIBLE INTERIOR CLEANOUT AND ACCESS PANEL LOCATIONS SHALL BE APPROVED BY ARCHITECT. FAILURE TO COORDINATE THE LOCATION WITH THE ARCHITECT MAY REQUIRE THE CLEANOUTS AND/OR ACCESS PANELS TO BE REINSTALLED OR RELOCATED AT NO ADDITIONAL COSTS TO THE OWNER.

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1 OVERALL FLOOR PLAN - LEVELS 23-24
SCALE: 1/8" = 1'-0"



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TRASH ROOM PLANS & SECTIONS

A7.09

